

ITEM II

DRAFT MINUTES

**DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
NOVEMBER 24, 2015 – 3:30 P.M.**

**Cumulative Attendance
May 2015 - April 2016**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	7	0
Ella Phillips, Vice Chair	P	7	0
Jessie Adderley	P	6	1
Leann Barber	P	6	0
Sonya Burrows	P	7	0
Ron Centamore	P	6	1
Alan Gabriel	A	4	2
Mickey Hinton (arr. 3:45)	P	3	3
John Hooper	P	6	2
Dylan Lagi	P	6	1
Dev Motwani (via phone)	P	2	0
Jacqueline Reed	A	3	1
Scott Strawbridge	P	7	0
John Wilkes	P	7	0

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jeremy Earle, Deputy Director, Department of Sustainable Development
Sandra Doughlin, DSD/ECR
Bob Wojcik, Planner III
Jenni Morejon, Director, Department of Sustainable Development
Thomasina Turner-Diggs, Project Coordinator
Mike Chin, Economic Development Manager
Diana Alarcon, Director of Transportation and Mobility
Mona Laventure, Recording Secretary, Prototype, Inc.

Communications to City Commission

Motion made by Ms. Burrows, seconded by Ms. Adderley, that the CRA Board view the presentation from the Mosaic Group seen by the Board at today's meeting, to better

understand the work that the Mosaic Group has done. In a voice vote, the **motion** passed unanimously.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:37 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from October 28, 2015 Regular Meeting

Motion made by Mr. Wilkes, seconded by Vice Chair Phillips, to approve. In a voice vote, the **motion** passed unanimously.

Chair Lucas explained that Board member Dev Motwani wished to attend the meeting via telephone. Mr. Motwani will be counted as present and may participate in discussion, but will not be able to vote on items.

Motion made by Mr. Wilkes, seconded by Mr. Strawbridge, to allow Mr. Motwani to call into the meeting. In a voice vote, the **motion** passed unanimously.

Mr. Earle introduced Mike Chin, who is the City's new Economic Development Manager. He has been a developer and has overseen multiple CRAs in the city of Tampa.

The following Item was taken out of order on the Agenda.

IV. NW 9th Avenue Project Update – Engineering Services

Mr. Motwani joined the meeting via telephone at 3:41 p.m.

Diana Alarcon, Director of Transportation and Mobility, explained that the NW 9th Avenue project began as a combination of a CRA project and a Transportation Alternatives Program (TAP) element. It extends from Broward Boulevard to Sistrunk Avenue and adds roadway and sidewalk improvements, bicycle facilities, and landscaping. The project is currently at 60% completion. Due to limited right-of-way, there will be shared roadways instead of separate bike lanes in certain areas. The project will also include drainage improvements and pedestrian lighting in some locations.

The total project cost is \$2.5 million, with \$1.93 million coming from the CRA. Construction costs are estimated at \$1.572 million. The project's design is anticipated to be 100% complete within the next few weeks, after which time the project will be reviewed at a public meeting by the Florida Department of Transportation (FDOT) and the Housing Authority of Fort Lauderdale. It will go out for bid in February 2016, with

construction to begin in late summer of the same year. Construction is expected to last for nine months, which would complete the project in spring 2017.

The Board members discussed the project, with Ms. Alarcon confirming that no cost overruns are anticipated at this point. It was also confirmed that \$1.93 million in CRA funds were allocated to this project in previous years. Thus far, approximately \$400,000 has been spent on engineering plans.

Mr. Strawbridge recalled that in reviewing the CRA budget earlier in the year, the CRA's reservation for the project was \$1.8 or \$1.9 million. Any surplus funds from this reservation will remain with the CRA to be re-programmed. Mr. Earle advised that no funds should be reallocated until the project, or at least its construction bid, was complete.

Evhen Kyj, Senior Transportation Engineer with Atkins North America, and Kenzot Jasmin, Project Manager from FDOT, displayed a map of the streetscape project. Ms. Alarcon noted the locations of shared roads and separate bike lanes. The only area within the project that will not include improvements is near the Housing Authority itself.

Ms. Barber recalled that the area near Broward Boulevard and 9th Avenue sees a large number of pedestrian accidents and injuries. Ms. Alarcon advised that while this issue is not addressed as part of the streetscape project, the City is working with FDOT on a separate Broward Boulevard project, which will include pedestrian, safety, and lighting improvements. She concluded that this project can be presented to the Board in 2016.

III. Fairfield at Flagler Village – Streetscape Funding Request – 673 NE 3rd Avenue

Chair Lucas recalled that this is a follow-up item from the previous month's meeting. Mr. Earle noted that Board members had raised some questions regarding the project, which conforms to all existing CRA incentive program requirements.

Nectaria Chakas, representing the Applicant, showed a PowerPoint presentation on the project. The request is for \$329,503, which has been reduced since the previous meeting. She reviewed the subject site, which is roughly 2.5 acres on the south side of NE 7th Street between NE 2nd and NE 3rd Avenues. The site includes landscaping, on-street parallel parking, street trees, and residential units on the bottom floor to activate the project. Flex space allocated along 3rd Avenue is currently programmed as amenity space, although it is designed to accommodate retail use in the future according to market needs. Ms. Chakas advised that the Applicant does not wish to have empty retail bays on the ground floor.

The site is currently bisected by overhead utility lines, which will be buried in order to accommodate street trees. The project will also feature the lighting poles preferred by

the Downtown Development Authority (DDA), as well as pavers and pedestrian-scale lighting along residential stoops. At the request of the neighborhood, a pocket park is located on private property but will be open to the public. This park is not included in the streetscape funding request, which contains only those improvements located in the public right-of-way.

Ms. Chakas reviewed cross-sections and renderings of the project, including the pocket park. In addition to what is required by Code, the Applicant plans to provide six extra street trees, 176 shrubs, and 377 ground-cover plants. Other extra elements include pavers within parallel parking spaces, DDA-preferred lighting, and uplighting, as well as the pocket park.

Mr. Wilkes observed that he has met with the Applicant, who addressed his questions about the project.

Motion made by Mr. Wilkes, seconded by Ms. Burrows, to approve the request.

Mr. Wilkes commented that the project is consistent with the CRA's funding program criteria, and noted that it is not appropriate to make requests of an applicant that are not included in these criteria. He requested clarification of how the pocket park will be accessible to the public on private land. Ms. Chakas replied that no easement is required and the Applicant plans to leave the space open to the neighborhood.

Ms. Burrows noted that there was no reference to any concerns raised by the Board regarding walk-up units at the October meeting, and stated that she did not feel it would be fair to the developer to raise these concerns now. She also pointed out that providing 50% of streetscape funds seemed fair, as the Board has provided a greater percentage of funding for similar improvements in the past.

Chair Lucas asked how undergrounding utilities would be achieved. Ms. Chakas clarified that at present, power lines are planned to be buried adjacent to the site. She added that the Applicant is willing to stipulate that no fencing will be placed around the pocket park.

In a roll call vote, the **motion** passed 7-4 (Ms. Barber, Mr. Hinton, Mr. Lagi, and Mr. Strawbridge dissenting).

V. Marketing & Branding Updates – Mosaic Group

Annemarie Sorrell, representing the Mosaic Group, introduced the members of the marketing team present at the meeting and distributed a handout including an abbreviated version of her PowerPoint presentation, which was also previously emailed to the members. The Mosaic Group is based in West Palm Beach and has an office

located within the CRA. Copies of the Group's proposal and contract, as well as the design timeline, were emailed to the Board members as well.

Ms. Sorrell explained that the primary objective is to brand the CRA as a vibrant, growing urban hub offering a variety of distinctive features, advantages, and benefits to businesses and visitors. The Mosaic Group has developed a brand for the CRA itself, and has introduced a new brand for historic Sistrunk Boulevard as well. They have also identified potential funding opportunities and are working toward several strategic partnerships. The group has spent over 80 hours working with City Staff, 80 hours of economic development analysis, over 220 hours of community engagement, and over 1200 hours of creative development and delivery.

The following marketing ideas and concepts were noted:

- Review developments from CRAs in West Palm Beach to identify best practices;
- Research vacant property ownership within the Flagler, Progresso, and Sistrunk areas, and identify development opportunities and strategies to develop neighborhoods that are consistent with the communities' vision;
- Research and create real estate development pro formas for vacant sites around Sistrunk Boulevard and 7th Avenue, which will be helpful in national retail recruitment efforts;
- Research the nation's highest-quality economic development websites and incorporate some of these features into a website currently under design;
- Identify neighborhood and professional services for the Northwest CRA;
- Establish Sistrunk Boulevard and CRA as an area that is open for business;
- Provide opportunities for public art, especially in the Northwest community;
- Create rental subsidy program to stabilize and support existing redevelopment efforts;
- Redevelop existing properties to build synergy for use in attracting businesses on the CRA's target list.

Ms. Sorrell moved on to discuss Small Business Week in Fort Lauderdale, in which the Mosaic Group assisted in coordinating and planning events. These efforts brought the neighborhoods of Flagler Village, Progresso Village, and the Northwest community together in participation. The Mosaic Group fostered relationships with strategic community partners, including the Convention and Visitors Bureau, the Greater Fort Lauderdale Alliance, the Urban League, and other entities.

Small Business Week also included the first Start-Up Weekend event in Fort Lauderdale, which was hosted by the Urban League at its venue. This event featured 35 registered participants, 23 business pitches, and three finalists. \$5000 in prizes and services were awarded, including rental space. Ms. Sorrell pointed out that 100% of participants were interested in future events and opportunities within Fort Lauderdale and 90% would like more information about the CRA and its programs and incentives.

Ms. Sorrell advised that the Mosaic Group has worked on branding of the CRA during the entirety of the time it has been engaged. This means bringing the community together, from an agency standpoint, to create a destination and a succinct message to accomplish the agency's goals while maintaining the unique character of specific neighborhoods, including historic Sistrunk, Progresso Village, and Flagler Village. These neighborhoods will continue to have their own identities, websites, events, and individual advertising campaigns; however, the CRA itself requires branding that will create a message for the agency as a whole.

The Mosaic Group worked with Staff to determine the vision and direction of the CRA, and developed over 40 branding concepts, which were eventually narrowed to five, based on direction provided by the City Manager. Two focus groups were held: one internal to residents, business owners, and constituents within the CRA, and one including strategic partners from outside the CRA. As a result of these focus groups, the name "Fort Lauderdale Village District" was selected as the new brand.

Ms. Sorrell pointed out that it was very important to the focus groups that the neighborhoods' names must be included below the final design. She showed visuals of the brand, noting that it incorporates a live/work/play sensibility while also representing residential, retail, and commercial interests. A quarterly newsletter, The Village Vine, is planned, featuring news from the CRA and pages specific to each neighborhood. It will serve as a business development tool for the CRA.

The first phase of website development is also complete. The site will be www.FortLauderdaleCRA.com, and will feature basic information about the neighborhoods while linking to their individual websites. It will also feature information about services provided by the CRA, meeting notifications, and contact information. A business development toolkit will be finalized within the coming weeks.

Ms. Sorrell continued that the Mosaic Group has met with all three neighborhoods regarding branding efforts via meetings, emails, and surveys. Branding is underway for the Northwest and Progresso Village communities, while Flagler Village will remain committed to its present brand. The Northwest community has determined that its branding will refer to Historic Sistrunk, and a new website will be developed for the area, featuring historical information, upcoming events, and other areas of interest. The site is expected to launch no later than January 2016.

After reviewing several options, the Progresso Village Civic Association decided to maintain its current brand, as signage has already been created. This signage will be re-colored and updated, but will be consistent with existing materials. Flagler Village also determined that no changes would be made to their current branding.

Ms. Sorrell advised that one reason the Mosaic Group was selected for marketing and branding efforts was that they brought additional services, such as assisting with grant

identification, to the process. She provided information on some of the grant opportunities the group has introduced over the past year, stating that they will continue to seek funding for initiatives and projects that can enhance the CRA. She reviewed recent grant opportunities, noting that other grants may be pursued in 2016.

Kathy Eggleston, also representing the Mosaic Group, noted that she is also co-owner of the Avenue of the Arts Executive Suites and has requested CRA funding in the past. Over time, the Executive Suites have had roughly 20 to 25 regular customers, many of whom are new to the neighborhood while seeking a permanent location for their growing businesses. The Mosaic Group has worked with the various components and neighborhoods of the CRA, as well as strategic partners who can help advance the vision of the residents and investors.

Ms. Eggleston advised that Mosaic is working with the Convention and Visitors Bureau (CVB), which has a very robust multicultural tourism department. This provides the opportunity for the CRA to capitalize on the upcoming National Urban League Convention by leveraging funds to map historic and cultural assets in the Northwest Fort Lauderdale zone. They have also worked with the Women of Color Empowerment Conference in order to provide Soul of America, the highest-ranked black travel website in America, with greater exposure to these assets on Sistrunk Boulevard.

Ms. Sorrell reported that next steps include the CRA brand launch, the Historic Sistrunk brand launch, continued meetings with the neighborhoods to gather content for the newsletter and website, regularly updated social media pages, finalizing the business development toolkit, and following up with partner agencies.

Mr. Earle noted that the materials provided to the Board are draft documents prepared by Mosaic over the past year. He advised that consensus is needed on the branding efforts.

The Board members discussed the presentation, with Chair Lucas noting that the branding of the Fort Lauderdale Village District serves as an umbrella concept, under which the neighborhoods have three additional distinctive marketing campaigns reflecting their different characteristics. He added that the Mosaic Group has been invited to attend future CRA Board meetings to continue to provide updates.

Ms. Burrows stated that she did not understand why the Board was not involved in the branding process in an advisory capacity. Although she felt the Mosaic Group has done good work, she asserted that the Board should have been informed of the work the consultant has done. Jenni Morejon, Director of the Department of Sustainable Development, replied that Staff recognizes there have been missed opportunities for communication in the past few months. She characterized some of these missed opportunities as timing issues, as much of the work toward branding occurred during the

same time as budget development. She emphasized that in the future, these and other concerns by the Board members will be addressed.

Vice Chair Phillips also asserted that the Board wishes to be involved in the Mosaic Group's efforts within the CRA and stressed the need for the consultant to communicate clearly with the Board at all times. Ms. Barber observed that while the branding plan includes a great deal of information, she felt there was some misalignment between the Board's and the consultant's focus, as this focus should be on the residents of the community rather than on bringing other entities into the CRA. Ms. Burrows and Chair Lucas both stated that they felt the CRA Board should also see the Mosaic Group's presentation.

Motion made by Mr. Strawbridge, seconded by Ms. Burrows, to support the work Mosaic has done today and support the continuation of that mission.

Mr. Wilkes also stated that he was troubled by the lack of communication to the Board regarding the work done by Mosaic over the past year, and emphasized the importance of more frequent communication in the future. Mr. Centamore added that there should also be subsequent meetings with the community to make them more aware of branding and marketing efforts.

Robert Larsen, President of the Flagler Village Civic Association, advised that the Association has not been included in any conversations with Mosaic regarding the CRA. He continued that the only headlines he has seen with respect to the CRA have been negative and did not quote him or other representatives of the area correctly. He pointed out various initiatives underway in Flagler Village, which he said have not been covered in the news. He felt the neighborhoods should be marketed more heavily than the CRA, and emphasized the need to encourage the City to take action to improve and promote the area in addition to branding and marketing.

Mr. Strawbridge **restated** his **motion** as follows: to support the work that has been done to date by Mosaic, and to support their work going forward and the continuation and continuity of previous efforts.

In a roll call vote, the **motion** passed unanimously.

VI. Discussion Item – Brownfield / Green Resiliency Area

Mr. Earle explained that as the CRA becomes more aggressive in attracting development, he would like the Board to consider creating a green resiliency area, formerly known as a brownfield, for the CRA. This would allow the CRA to seek funding for cleanup and job creation tax credits, providing another funding mechanism for the next 10 years. If a brownfield designation is applied to the entire CRA rather than to individual parcels within the district, it will allow developers to work much faster.

Because the term "brownfield" can be challenging to overcome, State Statutes allow other titles, such as "green resiliency area," to be applied.

Mr. Earle emphasized that the core reason behind seeking a brownfield designation is economic development, as it would allow the repurposing and cleanup of sites that are currently contaminated and allow developers to receive job creation tax credits. He concluded that he would like to bring a proposal on this issue back to the Board at a subsequent meeting.

Mr. Strawbridge advised that a brownfield does not necessarily mean an area is contaminated, but instead means there is the perception that contamination has occurred over the years. He stated that he has worked with the City on properties of this type in the past: once the City Commission designated an area as a brownfield, they followed up by declaring the site to have a different title, such as "job accelerator zone." The designation would allow developers to recapture 100% of the sales tax they spend on materials for new construction in a brownfield area. He concluded that this would dramatically accelerate new construction in the CRA.

Mr. Earle advised that the proposal he hopes to bring back to the Board would allow individual property owners to opt out of the designation if they do not wish to participate. The proposal would have a one-time cost of approximately \$30,000.

Vice Chair Phillips requested that the Board be informed if an area is actually contaminated. Mr. Earle confirmed that this would be done, stating that when a brownfield is designated, a governing board is established by Statute to oversee it. He advised that this would likely be the CRA Board and/or the Advisory Board. He did not feel there was a downside to this effort, with the possible exception of the perception of contamination.

Mr. Hinton recalled that there have been brownfield sites within the CRA that were genuinely contaminated, and emphasized the importance of properly cleaning these sites. Mr. Strawbridge confirmed this, noting that some entire blocks in the area have experienced contamination and were not addressed appropriately by the City at the time. He pointed out that it can be very expensive to clean contaminated land.

Mr. Earle clarified that the proposal would seek a State brownfield designation for the entire CRA. It will allow access to State and federal funds that are not currently available without this designation, including sales tax credits, job creation tax credits, and cleanup funds. He reiterated that the area does not have to be referred to as a brownfield, but can be renamed in a positive manner. If there is evidence of actual contamination, the area may be cleaned up as the governing entity sees fit, using funds allocated for this purpose.

Ms. Burrows asked if a brownfield designation would affect a homeowner's ability to get a mortgage. Mr. Earle replied that the designation does not affect this, as funds are geared toward cleanup and redevelopment of the site. He stated that there is no tag on the property suggesting it is a brownfield site unless the property has undergone actual phases of decontamination. He concluded that he would bring an expert on this law to a subsequent meeting to discuss the potential designation with the Board. Ms. Burrows requested that any expert presentation be provided by a third party with no interest in the proposal.

VII. Communication to the CRA Board

Motion made by Ms. Burrows, seconded by Ms. Adderley, that the CRA Board view the presentation that [the Board] saw from the Mosaic Group, to better understand the work they have done. In a voice vote, the **motion** passed unanimously.

VIII. Old / New Business

Mr. Earle provided an update on the CRA Plan amendment process, explaining that the City's Legal Department is now reviewing the Plan. The document will go before the CRA Board on December 15, 2015, after which it will be advanced to the City Commission on January 5, 2016 for formal adoption.

Vice Chair Phillips asked if the CRA Plan would be brought back to the Board once more before it is advanced to the CRA Board and the City Commission. Mr. Earle advised that the Plan could be brought back to the Board in December, but this would require rescheduling its adoption by the City Commission, and would similarly mean rescheduling the funding of projects included in the Plan.

Chair Lucas commented that the intent of amending the CRA Plan was to arrive at a very open document that would allow the potential for various initiatives previously approved by the Board. He recommended allowing the amendment phase to move forward and then making decisions on funding.

Mr. Strawbridge requested additional information on Phase 2 of the CRA Plan update, including the procurement of a consultant. Mr. Earle replied that Staff is currently writing the RFP that will seek a consultant for Phase 2. He described this phase as allowing for more clarity in terms of the projects the Board may wish to undertake. Management will be asked to expedite this process in order to allow the CRA to begin Phase 2 as soon as possible. He estimated that the RFP will go out in January 2016, with the selection process to follow in March 2016, concluding with the signing of a consultant during the second quarter of the year.

Mr. Strawbridge felt that this phase could have begun earlier in the year. Ms. Barber stated that another issue is the gathering of data, asking if it would be possible to

acquire data from the work already done by the Mosaic Group, particularly with regard to where CRA funds should be invested. Mr. Earle pointed out that Phase 1 was intended to bring the CRA Plan into compliance, while Phase 2 is intended to determine the types of specific projects that the CRA may wish to undertake over the next few years. He emphasized the need to update the CRA Plan every three to five years. He also noted that the Mosaic Group's focus is on marketing and branding rather than redevelopment; what is needed for Phase 2 is a redevelopment agency.

Chair Lucas asked if there were other tools, such as demographic information, that could help the Board move toward Phase 2 while they are waiting for the issuance of and responses to the RFP. Ms. Barber agreed, recalling that she had previously requested a list of all the projects in progress so the Board would have a clearer picture of which monies are currently being spent. She also suggested that the Board could be provided with an overall list of projects underway within the CRA rather than seeing them on a one-by-one basis when they are presented at a meeting.

Vice Chair Phillips felt that the Mosaic Group could be helpful in Phase 2 even if this is not their area of focus, as they have spent a good deal of time working with the communities and gathering information. She added that she would like to see the amended CRA Plan in order to ensure that the Board is aware of all changes to the Plan and any initiatives funded through this change.

Mr. Earle recalled that the Board approved modification of the CRA Plan, but not modifications to funding, at a previous meeting. All funds for individual projects must still be approved by the Board as well as by the CRA.

Mr. Wilkes suggested that the amended CRA Plan be emailed to the members and allow them to vote electronically on whether they would like to bring the document back for review before it is presented to the CRA Board or the City Commission. Ms. Burrows noted that a workshop is planned by the CRA Board for further discussion of the document, including potential changes. She asserted that after being out of compliance for a number of years, an additional brief delay was unlikely to have a negative effect.

Mr. Earle reiterated that the main issue behind the amendment of the CRA Plan was compliance. Mr. Wilkes stated that the Plan does not, however, contemplate new programs, and advised that there may be a need to change the focus of the CRA. He emphasized the need to review the agency's past accomplishments, including how much money has come into the CRA and how it has been spent. He also noted that there are concerns within the surrounding community regarding equitable distribution of funds, which can only be addressed through an accounting of past projects, and requested demographic information compiled for the CRA.

Mr. Earle recalled that there had been clarification at a previous meeting of the difference between demographics and programming: for example, demographic

information is not necessary in order to begin programs within a certain area. While demographic information is forthcoming, he advised that this is not how CRAs operate. He stated again that the goal is to ensure the CRA Plan is now in compliance. He continued that the City Auditor plans to conduct a review of the CRA during 2016. He urged the Board to focus on redevelopment and other goals for the remaining life of the CRA rather than review demographics and other information based in the past.

Mr. Strawbridge repeated his request for a review of CRA projects to date. Mr. Earle concluded that the City Auditor will be able to provide a recap of all initiatives undertaken by the CRA, as he will conduct a very detailed review.

It was determined by consensus that the next Board meeting would be held on Wednesday, December 16, 2015. Mr. Earle noted that a list of CRA incentives will be brought to the January 2016 meeting for discussion.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:09 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM IV

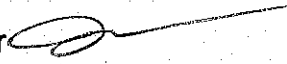
BROWNFIELD PRESENTATION

PRESENTATION WILL BE MADE AT MEETING

ITEM V

CRA UPDATES



DATE: December 16, 2015
TO: CRA Advisory Board Members
FROM: Jeremy Earle, Deputy Director 
SUBJECT: DSD/Northwest Progresso Flagler Heights CRA Updates

Background

This memorandum intends to provide the CRA Advisory Board (Board) with updates of some of the activity that has occurred within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA).

Much of the activity has focused on "internal housekeeping" necessary to provide the internal support and compliance with CRA legislation. These efforts are necessary to successfully execute projects for the near future and for the remainder of the CRA term.

Now that many of these internal activities are near completion or significantly underway, we stand committed to focusing on completing actions that result in the tangible elimination of slum and blight in the community. The NPF CRA is one of the top priorities of the City Commission and a critical priority for the Department of Sustainable Development (DSD).

Structural Organization

Since the beginning of 2015, there have been numerous organizational changes in the CRA. First, as Greg Brewton retired from the City of Fort Lauderdale after 36 years of service, the Department of Sustainable Development (DSD) welcomed Jenni Morejon as its incoming Director. She then appointed Al Battle and Jeremy Earle as the two Deputy Directors for the department.

Deputy Director Earle is responsible for executive oversight of the Code Compliance Division, the Housing and Community Development Division, and the Economic & Community Reinvestment Division within DSD. Deputy Director Battle is responsible for executive oversight of the Internal Support functions of DSD and the Urban Design & Planning Division. Building Official John Travers manages the operations of permitting and inspection services for the City within the Building Division.

Within the Economic & Community Reinvestment Division, there are three managers who report to Deputy Earle. These positions include the Citywide Economic Development Manager (Mike Chen), the Beach CRA Manager (Don Morris), and the recently appointed NPF CRA Manager (Jonathan Brown). These three positions and

staff with the division represent the economic development arm of the City.

Financial Controls

In order to ensure that there is a strong system of financial accountability within the ECR Division which includes the CRA, a new system of stronger internal and external financial control procedures was created and implemented. The new stronger and more effective system of internal controls does not only apply to ECR Division staff, but also to the outside organizations that either receive, or seek to receive City or CRA funds for various projects and initiatives. These new internal and external controls take the form of new financial policies and procedures that must be followed by all staff.

To date these new policies and procedures have been distributed externally to the Sistrunk Historic Council and the Flagler Village Civic Association. The new financial controls will ensure that all parties receiving CRA funding will operate using a consistent and clear set of policies and procedures. In addition, the new CRA financial controls will be added to all of the new incentive programs in order to ensure that there are appropriate checks and balances in the use of CRA increment revenues.

Economic Development Strategic Framework

The creation of a new concise and implementable Economic Development Strategic Framework (EDSF) has been a major undertaking for ECR. The EDSF draws from numerous reports, studies and initiatives from a period over the past five to seven years that have been informed by the community, city staff and other stakeholders, and which provide information related to communitywide economic development goals and strategies.

The EDSF was created by input from various organizations and groups such as the Greater Fort Lauderdale Alliance, the Fort Lauderdale Chamber of Commerce, the City's Economic Development Advisory Board, and the Broward Workshop Urban Core Committee, among others.

This Framework is meant to provide a clear, concise and implementable roadmap that the City of Fort Lauderdale, our partners, residents and the business community can use over the next five years as we grow our community by attracting new businesses, new employment and educational and entrepreneurial opportunities; while at the same time being consistent with the business development goals as laid out in the City's Strategic Plan, Press Play Fort Lauderdale 2018 and the City Commissions Annual Action Plan Priorities for 2016.

The EDSF was approved by the Economic Development Advisory Board on December 9, 2015. It will be presented to the City Commission in January of 2016. We are already in the process of implementing some of the recommendations from the EDSF.

CRA Plan Amendment

As outlined by Florida Statutes 163.360, 163.362(5), and 163.370, the redevelopment plan for a community redevelopment area is the governing document for all redevelopment activities that occur within the community redevelopment area. If a project or program is not outlined in the redevelopment plan it cannot be undertaken by the Community Redevelopment Agency. Additionally, FS 163.370(3) includes language regarding the types of activities which cannot be paid for or financed by tax increment revenues.

In the summer of 2015 a thorough analysis of the existing NPF-CRA redevelopment plan was conducted by CRA staff. This analysis of the existing NPF-CRA plan which is primarily based on the 2001 modification revealed that approximately 90% or more of the roughly 35 projects or initiatives stated in the redevelopment plan had been either completed or substantially completed.

In order for any CRA to remain in full compliance with FS 163, Part III, it must ensure that any future programs and projects that are not expressly stated in the redevelopment plan are added to the redevelopment plan through a process that is outlined by FS 163.361 called a Redevelopment Plan Modification.

The update of the plan is being completed in two phases. Phase I will focus on preliminary plan changes to ensure compliance with the Florida Statute. Phase II will be a much more comprehensive evaluation and update of the CRA Plan including long term planning for projects, programs and initiatives. RMA was hired to complete Phase I of the plan amendment, which is anticipated to be completed by December, 2015. Phase II will require a Request for Proposal (RFP) and will commence in the first quarter of 2016.

Overhauling Incentives

In reviewing the numbers of incentives that the NPF CRA has been able to provide to small businesses within the past year, it became evident that the CRA's incentive programs were not user friendly and in need of being updated in order to not only make it easier for small businesses to access the incentives but to also implement a program of better financial controls that would ensure that the NPF CRA was protected.

This overhaul of the incentive programs is intended to streamline the incentive process and set clear expectations of deliverables and appropriate timelines for review and approval. They will also ensure that the NPF CRA will have strong controls in place while at the same time being aggressive in terms of business retention, attraction and expansion. It will also allow for more transparency in the vetting process for the applications.

execution of the agreement. In addition to the market analysis, the remainder of the contract will task Retail Strategies LLC with representing the NPF CRA as a retail broker in attracting retail businesses along the Sistrunk corridor. The attraction of these new businesses will go hand in hand with the creation of our new incentive programs.

Code Compliance Approach in Redevelopment Areas

In 2015, the Code Compliance Division developed the Community Beautification Program (CBP) in response to the upswing in the economy and the priorities outlined in the City Commission Annual Action Plan (CAAP). The mission of the program is to preserve the City's neighborhoods, protect the City's thriving economy, and reinforce sustainability efforts through community engagement and strategic partnerships. The four components of the program are summarized below:

1. **Redefining Community Outreach: Building Community through Public Outreach.** The Division overhauled its communications strategy to improve personal contact with our Neighbors, increase voluntary compliance on code cases, enhance public education in each district, and promote neighborhood beautification citywide. The goal is to expand its reach and improve communication throughout the City.
2. **Neighborhood Beautification Alliance: Neighbor-2-Neighbor.** The Neighborhood Beautification Alliance (NBA) is being created to strengthen the relationship between neighbors (specifically homeowner and civic associations) and the Code Compliance Division to enhance neighborhoods. The goal of this effort is to work hand-in-hand with the associations to identify code violation priorities for the area, develop and implement a compliance strategy, identify volunteer opportunities or sponsors to abate code violations, and increase subsidized assistance through housing rehabilitation, repair and replacement programs.
3. **Leave No Business Behind: One business at a time, block by block.** This plan aims to complement the Sistrunk Boulevard Streetscape Initiative by heightening awareness of zoning regulations, property maintenance standards, and business incentives offered through the Economic & Community Reinvestment Division (ECR). The goal is to collaborate with the ECR, along with ECR stakeholders, to activate the Sistrunk Boulevard Commercial Corridor.
4. **Special Response Team: A multi-disciplinary approach to nuisance abatement.** The Special Response Team (SRT) consists of the Code Compliance Division, Police Department, Building Services Division, Business Tax Office, Fire Department, and Broward County agencies to eradicate crime, abate public nuisances, and eliminate environmental hazards. This cohort primarily focuses on repeat offenders of the City ordinances, zoning regulations and criminal codes that occur in concentrated areas of the commercial district. The goal is to execute tactical plans and to prosecute repeat offenders.

Other CRA Projects and Programs

In addition to the significant amount of work that has been accomplished, the ECR Division continues to work hard on a daily basis in order to implement both ongoing and future programs, projects and initiatives. These include:

- Meeting on a daily basis with current and future business owners interested in the NPF CRA.
- Working with the Transportation and Mobility Department on the creation of three new parking lots along Sistrunk Boulevard; discussing concepts for a potential public/private parking garage at one or more strategic locations.
- Working with business owners along Sistrunk Boulevard to abate code compliance violations.
- Amending the budget for the NPF CRA in order to include new projects such as lighting in Flagler Village, a new housing rehabilitation program with potential partners such as Rebuilding Together Broward or another similar entity, and expansion of the Ambassador Security program into the NPF CRA.
- Developing a new "Building Community Capacity" training program which will be introduced in the second quarter of 2016. These training opportunities will provide existing business owners with the skills and training necessary to take their business to the next level. Business owners who go through the program will be eligible for additional points towards NPF CRA incentive programs.
- Creation of a new "Support Locals" coupon program that will encourage city employees and residents to patronize existing restaurants within the NPF CRA.
- Creation and implementation of a thorough streetscape cleanup program which will include enhanced landscape maintenance and power washing along Sistrunk Boulevard, from Federal Highway to the City's corporate limits.

Summary

As outlined above, the Department of Sustainable Development has carried out a significant amount of efforts over the last year for the NPF CRA, primarily to set the stage for future action and activity. We stand committed to swiftly moving forward by building the right team to carry out these important programs and initiatives in the NPF CRA.

CC: Jenni Morejon, Department Director
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ECONOMIC DEVELOPMENT STRATEGIC FRAMEWORK (EDSF)



CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

ECONOMIC DEVELOPMENT STRATEGIC FRAMEWORK

Economic Community Reinvestment Division

2015



DEPARTMENT OF
Sustainable
Development



WE BUILD COMMUNITY



DEPARTMENT OF SUSTAINABLE DEVELOPMENT ECONOMIC DEVELOPMENT STRATEGY

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INTRODUCTION

The Economic and Community Reinvestment Division of the Department of Sustainable Development (DSD) has developed the Economic Development Strategic Framework (EDSF) for the City of Fort Lauderdale. This EDSF draws from numerous source materials including, reports, studies and initiatives that have been undertaken by the City and other stakeholder organizations over the past five years. These source materials provided varying degrees of background information which has been utilized in order to develop economic development goals and objectives that are outlined in this EDSF document.

This Framework was created with the following elements as its foundation:

1. The City Commission Annual Action Plan
2. The City Manager's Priorities
3. *Fast Forward Fort Lauderdale 2035*, the City's Vision Plan
4. *Press Play Fort Lauderdale 2018*, the City's Strategic Plan
 - a. Goal 7: "Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections."
 - b. Be known for educational excellence."
5. The Fort Lauderdale Economic Development Strategic Action Plan (EDSAP) working draft
6. The Greater Fort Lauderdale Chamber of Commerce 2010 Business First Executive Report
7. The Approved Community Redevelopment Plans for the Northwest Progresso Flagler Heights Community Redevelopment Area, The Central Beach Community Redevelopment Area and the Central City Community Redevelopment Area
8. Urban Land Institute Technical Assistance Panel (TAP) Reports for the Uptown and Riverwalk areas as well as the Sistrunk Boulevard
9. Input from various key partners including the Greater Fort Lauderdale Alliance, the Greater Fort Lauderdale Chamber of Commerce, Envision Uptown and the Downtown Development Authority, who are very important partners and components in the implementation of our Framework

This EDSF is meant to provide a clear, concise and implementable roadmap that the City of Fort Lauderdale, our partners, residents and the business community can use over the next five years as we grow our community by attracting new businesses, and new employment, educational and entrepreneurial opportunities; while at the same time being consistent with the two business development goals laid out in the City's Strategic Plan, *Press Play Fort Lauderdale 2018*:



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Press Play Fort Lauderdale Goal 7 and Goal 8

Goal 7 (G7) and Goal 8 (G8) of the City's Strategic Plan, Press Play Fort Lauderdale, align Economic Community Reinvestment division efforts with the City's Vision Plan, Fast Forward Fort Lauderdale, directive "We are Prosperous". The Strategic Plan goals are to:

- Goal 7: "Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections."
- Goal 8: "Be known for educational excellence."

STRATEGIC APPROACH

The strategic approach for the actions that will be taken over the next five years will entail an overall focus on business retention, recruitment and expansion which is a primary economic development goal of the City Commission and the City Administration. The strategic approach is comprised of three strategies:

1. **Creation of Qualified Targeted Industries (QTI) and non-QTI eligible companies and smaller entrepreneurial ventures.** The Citywide strategic approach will focus on Qualified Targeted Industries (QTI) based on discussions with the Greater Fort Lauderdale Alliance who will assist the City in meeting the established QTI goals. The five targeted industries are:
 - Aviation
 - Technology
 - Life Sciences
 - Headquarters and Management Operations
 - Marine Industry
2. **Creation of a Citywide Retail Recruitment, Retention and Expansion Strategy.** This is an important part of diversifying our local economy and providing greater opportunities for the City to attract businesses that contribute to overall quality of life. Examples of these sectors will include:
 - Hospitality and food industries such as hotels and restaurants
 - Businesses directly related to the tourism industry
 - Service Industry
3. **Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) and revitalization.** Creation of a specific business recruitment and retention strategy for the NPF CRA which is a stated goal and priority of the City Commission. This particular strategy would entail the creation of incentives and opportunities to attract restaurants, hospitality and entertainment businesses along the Sistrunk corridor, as well as affordable and market-rate housing opportunities.



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Partners

In order to enhance the top target industries' performance and prosperity in Fort Lauderdale, the City will work in conjunction with other local, regional and state organizations. Fort Lauderdale will partner with the following economic development champions to recruit and retain businesses:

- Greater Fort Lauderdale Alliance: www.browardalliance.org
- Broward County Economic Development: www.broward.org/econdev
- Convention and Visitors Bureau: www.sunny.org
- Downtown Development Association: www.ddaftl.org
- Fort Lauderdale Chamber of Commerce: www.ftlchamber.com
- Small Business Administration: www.sba.gov
- Metro Broward: www.metrobroward.org
- Envision Uptown: www.envisionuptown.com
- Broward Workshop (Urban Core Committee): www.browardworkshop.com
- South Florida Regional Planning Council: www.sfrpc.com
- Broward Metropolitan Planning Organization: www.browardmpo.org
- Port Everglades: www.porteverglades.net
- Fort Lauderdale-Hollywood International Airport: www.fll.net
- Greater Fort Lauderdale Sister Cities International: www.gflsci.org



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I. Strategy One: Targeted Industries

The first strategy, Targeted Industries, will be the key focus for the City of Fort Lauderdale's Economic Development Strategic Framework (EDSF). This strategy is divided into two sections; the first is comprised of five qualified targeted industries that reflect state and county standards. These sectors are: Aviation, Technology, Life Sciences, Headquarters Management Operations and Marine. The second section of the Targeted Industries strategy is comprised by additional non-QTIs such as: Freight, Retail, Agricultural, Restaurants, Manufacturing and Tourism. Each individual targeted industry will be delineated in greater detail in the following sections.

A. Qualified Targeted Industries

1. Marine Industry

The Marine industry is a priority for both the State of Florida and the City of Fort Lauderdale. Florida provides attractive funding incentives for businesses in the Marine Industry to locate in the Sunshine State. With an annual economic output of \$8.8 billion and more than 110,000 jobs in Broward County, the marine sector is one of the area's largest business and employment drivers. Port Everglades is the 2nd largest cruise port in the world, attracting approximately 4 million cruise passengers every year.

The Fort Lauderdale Marine Industry includes ships, boat building, marine electronics repair, and maintenance. Known as the "Yachting Capital of the World," Fort Lauderdale enjoys a thriving recreational marine industry. There are over 45,000 resident boats registered as well as 100 top-rated marinas in the area, with Broward leading the state in vessel registration and facilities, according to the Marine Industries Association of South Florida (MIASF). As a popular tourist destination in the South Florida region, home to incredible ocean wildlife, and accessible to intercostal ways, Fort Lauderdale has all the essential characteristics for the prosperity of Marine industry entities.

2. Aviation

Aviation is a leading targeted industry in the City of Fort Lauderdale. The Greater Fort Lauderdale Alliance (GFLA), reports Fort Lauderdale's aviation industry to be a multibillion-dollar sector, that includes airlines, general aviation, airports, airframe and engine manufacturers, component parts suppliers, and allied industries such as banking and insurance, and government agencies. The aviation industry includes all commerce involving aerospace products and parts, avionics, and air transportation support systems. Fort Lauderdale-Hollywood International Airport (FLL) is the hub for the aviation industry in the region. FLL's economic impact on the City is roughly \$10.6 billion dollars annually. The airport currently supports more than 135,000 jobs to the



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local region. Fort Lauderdale Executive Airport (FXE) is a general aviation airport owned and operated by the City of Fort Lauderdale. Designated as a reliever for Fort Lauderdale-Hollywood International Airport, FXE is home to more than 900 based aircrafts, five fixed based operators that provide aircraft fuel and maintenance services, five flight schools, and several aircraft related businesses. FXE also features a 24-hour Air Traffic Control Tower, the second busiest U.S. Customs and Border Protection facility in the nation, 24-hour Aircraft Rescue and a Police Substation. Additionally, FXE features a 200-acre Industrial Air Park with more than 1.5 million square feet of office, warehouse, and manufacturing space. FXE is in the top ten of busiest general aviation airports in the country and has a local economic impact in excess of \$839 million annually. This particular QTI plays imperative critical role in fulfillment of the City's Strategic Plan's seventh goal to "Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections".

3. Technology

The technology manufacturing industry in the City of Fort Lauderdale is made up of manufacturers of aviation, clothing, cloud computing applications, construction products, food processing, medical devices, military contracts, mobile phones, patient monitoring systems, pharmaceuticals, and more. The technology industry also benefits from the City's business incentives that include establishment of an Innovation Zone, promotion of technology incubators and funding startup firms through a Revolving Loan system. In conjunction with the booming aviation industry in the area, Fort Lauderdale is an ideal place for technology businesses to flourish and positively impact the local market. The technology industry in the City of Fort Lauderdale supports the economic infrastructure of the area keeping our community connected, prosperous and united.

4. Life Sciences

Some of the major components of this industry consist of biotechnology research, pharmaceutical development, medical device creation and distribution, medical equipment, and medical supplies. The City intends to support this industry by creating educational materials which explain the demographics, characteristics and special skills of the local workforce. By nurturing a collaborative culture, Fort Lauderdale acts as a catalyst to stimulate growth for biomedical, pharmaceutical, clinical research and other life sciences companies.

The region's academic institutions, research parks and economic development organizations have joined together to form Life Sciences South Florida (LSSF), an initiative inspired by other successful regional economic development clusters, such as Silicon Valley in California, and Research Triangle Park in North Carolina. To encourage economic growth in South Florida, LSSF couples the elements of an innovation ecosystem: research, entrepreneurship, venture capital, and life sciences



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companies to accelerate research commercialization. Additionally, the life sciences and biotechnology workforce is being strengthened by enhanced K-20 STEM education and talent development in the region. The strategies, initiatives, and corresponding programs support the eighth goal of the City's Strategic Plan, which is to, "Be known for educational excellence".

5. Headquarters Management Operations

Fort Lauderdale thrives on planning, innovation, and leadership. Some of the major headquarters in the City of Fort Lauderdale include AutoNation, Citrix Systems, and Nipro Diagnostics. The South Florida Region holds many additional major headquarters including Elizabeth Arden, Spirit Airlines and JM Family Enterprises, providing ample opportunity for business in the area.

Our City is currently home to many corporate headquarters, business organizations, professional organizations, labor organizations, political organizations, human resources, services, management services, consulting services and commercial equipment leasing services. Such a diverse management industry fostered by attractive business incentives, make the City of Fort Lauderdale a leader in job creation and market growth, locally, nationally and internationally.

A number of companies also have their international/ regional/Latin American headquarters in Greater Fort Lauderdale including Microsoft, DHL Express, Emerson, Marriott International and The Wendy's Company.



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B. Non-Targeted Industries

Non-Targeted Industries (NTIs) are those industries that do not fit within the descriptors for the QTI as defined by the State of Florida. The City of Fort Lauderdale has identified the following NTIs as having potential to become economic drivers:

- Tourism
- Freight
- Health Care
- Restaurants
- Manufacturing

1. Tourism

Tourism is a mainstay to Fort Lauderdale's economy and hospitality

institutions are plentiful. The City enjoys more than 3,000 hours of sunshine each year and tourism generates significant revenues for businesses. In 2013, 48.9 percent of the tourism tax generated in Broward County came from Fort Lauderdale. Visitor and tourism volumes in Broward County have risen dramatically, from 6.15 million in 1996 to more than 12 million visitors in 2012. Furthermore, Fort Lauderdale-Hollywood International Airport (FLL), has non-stop services from top U.S. markets as well as non-stop international flights to: London, Bogotá, Copenhagen, Sao Paulo, Montreal, San José, and many others. Among Fort Lauderdale tourist who travel by aviation, approximately 78 percent are domestic travelers while 22 percent are international passengers, making the City a destination for a very diverse group of consumers.

2. Freight

Fort Lauderdale is rapidly becoming an international gateway and offers a strategic geographic location to provide freight services locally, regionally, and internationally. Fort Lauderdale offers unsurpassed air, sea, rail and data connections with a skilled and multicultural workforce. Companies from virtually every country of the world are represented in South Florida's international trade and logistics community, making freight connectivity among businesses, government entities, and nonprofit organizations a vital business asset

3. Health Care

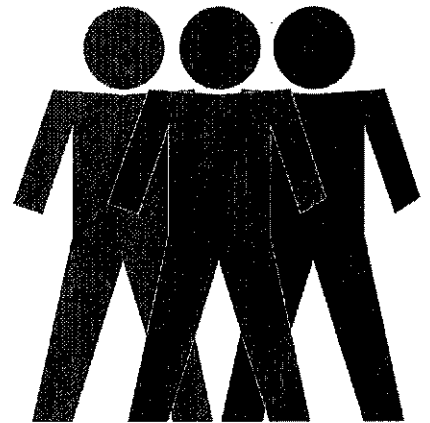
The South Florida region's Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area is made up of roughly 5.5



Over 3.3 Million International Visitors
in the Greater Fort Lauderdale Area
in 2014



Visitors Spent a Total of
\$11.43 Billion



Greater Fort Lauderdale Area
Hosted 14.3 Million Visitors



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million people, for which there are 46 hospitals, employing 10,348 physicians. As of 2014 Fort Lauderdale has an uninsured population under the age of 65 of 27.9 percent (National Average is 12.0 percent), a disability population of 9.8 percent (National Average is 8.4 percent), and an over 65 population of 15.1 percent (National Average is 13.0 percent). As of 2014 the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area recorded a 3.4 hospital beds per 1,000 residents ratio in 2010. The national average is 2.6 beds per 1,000 persons according to the American Hospital Association. The South Florida region has a uniquely high demand for health care services, which attracts health professionals of the public, nonprofit and private sectors. As our health care services industry continues to prosper, the area provides rich opportunity for business investment and growth for professionals in the field.

4. Restaurants

Food services and drinking establishments bring about an annual surplus of \$238 million per year. Full-service restaurants account for nearly half of the surplus (\$138 million). Food and beverage stores generate an annual surplus of approximately \$168 million per year. The cultural diversity and ethnic mix that exists in the North-Progresso-Flagler Heights Community Redevelopment Area serves as a platform to recruit food services and restaurants along the Sistrunk Boulevard corridor. These distinctive characteristics empower and promote the expansion of existing restaurants and attract new establishments to the area offering ethnic delicacies while capitalizing on the unique cultural arts prevalent throughout the community.

5. Manufacturing

Manufacturing industries include sectors producing intermediate and finished products that range from plastics, to pharmaceuticals, to software systems. Manufacturing is the fifth largest industry by number of firms and the third largest in support of job generation. According to the Bureau of Economic Analysis in the most recent data from 2013, manufacturers contributed \$2.09 trillion to the national economy. This figure has steadily risen since 2009 when manufacturers contributed \$1.73 trillion. The sector accounts for 12.0 percent of the Gross Domestic Product (GDP). For every \$1.00 spent in manufacturing, another \$1.37 is added to the economy, which represents the highest multiplier effect of any economic sector.



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In an effort to identify both targeted, and non-targeted industries, the following recommendations are suggested.

Implementation Strategies	Responsible Parties and Partnerships	Deliverables
1. Create an Innovation Zone in the Uptown District to foster growth and prosperity of entrepreneurialism, technological advances, and the progression of our aviation industry.	Community Redevelopment Agency (CRA) and Economic and Community Reinvestment Division, Greater Fort Lauderdale Alliance, Envision Uptown, Fort Lauderdale Executive Airport (FXE)	Innovation Zone created
2. Expand the existing CareerSource Broward training programs (and participate in annual workforce summits) with area employers, universities and other entities.	CareerSource Broward, local colleges and universities	New/expanded Workforce One trainings programs.
3. Establish a Revolving Loan Fund targeted to retail, technology, aviation, and entrepreneurial development activities.	Community Redevelopment Agency, financial institutions, Neighborhood Lending Partners (NLP)	Revolving Loan Fund created and established.
4. Sponsor the Kauffman Foundation FastTrac Program for new venture, growth and tech industry training in Fort Lauderdale.	Economic and Community Reinvestment Division and Kauffman Foundation	FastTrac Program sponsored and training classes started.
5. Continuous education towards customer service from the City's development review, zoning and permitting services.	Department of Sustainable Development, Business Tax Division	City staff trained in customer service, development review, zoning services, and permitting services.
6. Create a business resource guide, toolkit, and/or on-line portal that can be easily updated and will maintained feature business assistance, incentives, business climate, quality of life, education and workforce data.	Community Redevelopment Agency and the Economic and Community Reinvestment	Business resource guide, toolkit, and/or on-line portal



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7.	Continues to support "concierge" service to help businesses navigate various departmental processes for expansion and relocation plans.	Economic and Community Reinvestment Division and Building Services	Support the City's "Concierge" service that helps businesses through the regulatory processes for expansion and relocation plans.
8.	Create public/private partnerships between local businesses, colleges/universities	Broward College, Florida Atlantic University, and other local educational institutions	Partnerships between the colleges/universities to cultivate engineering and technology talent pool into the workforce
9.	Market city-wide incentives.	Community Redevelopment Agency, Economic and Community Reinvestment (ECR), the Fort Lauderdale Chamber of Commerce, Greater Fort Lauderdale Alliance, the City of Fort Lauderdale Public Affairs Office	Outreach and social networking strategy developed. Public relation contact list created to maximize exposure through media outlets.
10.	Partner with hoteliers along the central beach to brand Fort Lauderdale as a major vacation attraction.	Community Redevelopment Agency, Economic and Community Reinvestment the Fort Lauderdale Chamber of Commerce, the City of Fort Lauderdale Public Affairs Office, the Greater Fort Lauderdale Convention & Visitors Bureau	Tourism market plan developed



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II. Strategy Two: Citywide Retail Development

The second strategy of the EDSF is the creation and implementation of a Citywide retail recruitment, retention and expansion initiative. As Broward County's economic engine, the City of Fort Lauderdale is one of the fastest growing cities in the United States. Fort Lauderdale possesses more than 12.5 million sq. ft. of retail space in almost 1,300 properties and centers, ranging from freestanding pads to neighborhood and community centers, specialty retail districts, power centers, and regional malls; This City is committed to working with partners to create an environment for economic growth. Our natural aesthetics, unique coastal assets, regional connections, and strong industries place us in an advantageous position to attract, expand and retain regional and global businesses.

A. Retail Development

Fort Lauderdale's retail commercial industry is a vital player in our community's economy for a number of reasons. As a coastal City in South Florida with attractive culture, nature, businesses, entertainment, and leisure opportunities, Fort Lauderdale is a major tourist destination. Tourists often bring with them a great deal of disposable income to be used during vacation. These vacation dollars are frequently spent in the plethora of retail services which Fort Lauderdale has many to offer, and which contributes significantly to the local economy. Visitor spending in Fort Lauderdale, coupled with a high population of residents with above average leisurely spending capacities, support a thriving retail industry. Fort Lauderdale households spend approximately \$17,359 per year on various consumer retail goods as compared to \$16,075 per year for their counterparts statewide. On average, annual retail spending accounts for roughly 42% of each household's median income in Fort Lauderdale as compared to almost 37% among households across the State of Florida. These unique spending trends of Fort Lauderdale visitors and residents make the retail industry a key player in the local economy.

Fort Lauderdale's retail development strategy is focused on strengthening existing retail space, improving the physical environment to encourage retail activity, and enhancing infrastructure improvements to encourage retail development. The City's enclaves of multicultural and diverse businesses are important economic anchors and drivers that draw tens of thousands of local and international consumers to the Fort Lauderdale area. There are many key areas ready for increased retail development throughout the City, including: Uptown Fort Lauderdale/FXE (surrounding the Executive Airport); Galt-Ocean Mile; North Beach; the Downtown Regional Activity Center (D-RAC); Sistrunk Boulevard; and the SE 17th Street/Andrews Avenue corridor between the Broward County Convention Center and the Broward Health Medical Center. The retail market segment needs continued access to new locations. As a result the City has identified and will focus its efforts on the NPF CRA



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district, specifically Sistrunk Boulevard, as a corridor that could provide the highest success for retail and return on investment.

The City of Fort Lauderdale's retail development strategy is comprised of retail recruitment and the retention and expansion of businesses.

1. Retail Recruitment

In order to facilitate the creation of jobs and capital investment in a holistic manner, the City of Fort Lauderdale focuses on:

- Entrepreneurial Development: Creation of new firms.
- Business Retention and Expansion: Growth and expansion of existing firms.
- Business Recruitment: Attraction of external firms and businesses to the market area.

Fort Lauderdale's retail development strategy aligns with the City's Vision, *Fast Forward Fort Lauderdale 2035* and supports the City's Strategic Plan, *Press Play Fort Lauderdale 2018* under the Business Development cylinder of excellence by advancing Goal 7: "Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections," and promotes the following objectives:

- Define, cultivate, and attract targeted and emerging industries.
- Facilitate a responsive and proactive business climate.

2. Business Retention and Expansion

Retaining and expanding businesses helps support a thriving local economy. When communities invest in resources to support their local businesses, the businesses tend to flourish and become more engaged with their communities. The City of Fort Lauderdale seeks to implement successful business retention and expansion strategies that serves the following purposes:

- Demonstrate to community appreciation for existing businesses' contributions to the local economy.
- Encourage expansion leading to sustainable job growth.
- Help businesses address challenges and seek solutions.
- Provide local businesses awareness of available resources.
- Develop collaborative relationships and participate in comprehensive long-range retention and expansion activities.
- Build the community capacity and cooperation to sustain growth and development activities.
- Provide all local leaders timely information regarding strengths and weaknesses of the business climate.



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Citywide Retail Development Recommendations and Implementation Strategies

The City of Fort Lauderdale will capitalize on the following initiatives to retain and expand existing businesses in the area. However, it is important to note that the table below does not capture additional capital improvement projects and efforts undertaken by departments outside of the Department of Sustainable Development, which complement the efforts of the Economic Community Reinvestment Division in achieving mutual goals.



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In an effort to promote citywide retail development throughout the City, the following recommendations are suggested.

Implementation Strategies	Responsible Parties and Partnerships	Deliverables
1. Design, implement and manage a targeted Citywide Retail Recruitment Program.	Economic and Community Reinvestment Division, Community Redevelopment Agency, and Retail Recruitment Consulting firm	Citywide retail recruitment program designed and implemented.
2. Create and maintain a Citywide retail inventory database and a current baseline space inventory with square footage by location, ownership, parking and available incentive packages.	Economic and Community Reinvestment Division (and the Community Redevelopment Agency, Retail Recruitment Consulting firm, and CBRE Group	Retail inventory database and current baseline space inventory created and maintained.
3. Create a targeted Retail Mix and voluntary-participation leasing strategy based on market information.	Economic and Community Reinvestment Division, Community Redevelopment Agency, and Retail Recruitment Consulting firm	Targeted retail mix and voluntary-participation leasing strategy.
4. Create and update summary market information for prospective retailers that contains: rent values, property values, current sales, available customer base and incentives.	Economic and Community Reinvestment Division, Community Redevelopment Agency, Retail Recruitment Consulting firm and CBRE Group	Creation and regulation of summary market information for prospective retailers
5. Acquire and maintain data related to all properties in commercial districts that include, owner needs, expiring leases, businesses for sale, and other pertinent market related information.	Economic and Community Reinvestment Division, Community Redevelopment Agency, Executive Airport, Retail Recruitment Consulting firm and CBRE Group	Acquired and maintained data related to all properties in commercial districts
6. Organize business and property owners in the Industrial District to explore enhancement opportunity.	Community Redevelopment Agency	Organization of businesses and property owners in the Industrial District



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7.	Procure business development software (SalesForce or other) to ensure that ongoing lead capture tactics determine why (or why not) companies choose to relocate or expand in Fort Lauderdale.	Community Redevelopment Agency (CRA) and Economic and Community Reinvestment (ECR) Division	Business development software.
8.	Convention Center proximity suggests need for increased entertainment services and nightlife options.	Economic and Community Reinvestment Division, Convention and Visitors Bureau	Retail prospects identified.

Strategy Three: Northwest-Progresso-Flagler-Heights Community Redevelopment Area (NPF CRA) Redevelopment and Revitalization

The final strategy of the EDSF is a specialized approach towards the redevelopment and revitalization of the NPF CRA based on key characteristics of the district. Following the recession, communities are focusing on achievement of sustainable economic prosperity by becoming competitive and fulfilling the needs of residents, businesses, developers, investors and visitors. The City focuses its efforts and strategies according to unique neighborhood area strengths and weaknesses.

The City of Fort Lauderdale has designed this third strategy to be specific and localized to the NPR CRA district based on inputs by neighbors, property owners, business owners, CRA Redevelopment Plan initiatives, recommendations from the Urban Land Institute Technical Assistance Panel (ULI TAP Report), and the FY 2016 Commission Annual Action Plan, which identified the NPF CRA as a top priority. The NPF CRA retail development program has an emphasis on the Sistrunk corridor and concentrates efforts on recruiting retailers and expanding and retaining existing businesses on NPF CRA. Furthermore, this strategy includes a housing program for the NPF CRA to enhance ownership prospects and create market-rate housing opportunities to attract mixed-income residents.



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A. NPF CRA Retail Development Recommendations and Implementation Strategies

In an effort to attract retail, restaurants, professional service business and others to the NPF CRA, the following recommendations are suggested.

Implementation Strategies	Responsible Parties and Partnerships	Deliverables
1. Revamp the area's current incentive packages in order to provide attractive and competitive incentives to businesses looking to start or relocate to the NPF CRA.	Community Redevelopment Agency	New incentive packages created, launched and implemented.
2. Identify the type of businesses and tenants that the City would like to see in the downtown and in the NPF CRA area.	Community Redevelopment Agency, Economic and Community Reinvestment Division, Downtown Development Authority and Urban Core Task Force	List of businesses and tenants that the City and the Urban Core Task Force would like to see in the downtown and the NPF CRA area.
3. Assemblage of land to foster development along Sistrunk Boulevard and NW 7 th Avenue.	Community Redevelopment Agency	Land along Sistrunk Boulevard and NW 7 th Avenue. Assembled and pre-development commenced.
4. Create a restaurant and culinary overlay district with sets of incentives packages for businesses looking to relocate to the district.	Community Redevelopment Agency and Retail Strategies consultant	Restaurant and culinary overlay district created with specific incentive packages.
5. Hire an established and experienced retail recruitment company to conduct a detailed market study the NPF CRA Area.	Community Redevelopment Agency	Retail recruitment company hired to conduct a market study of the NPF CRA area.
6. Create marketing plan and implement a branding strategy that supports the Economic Development Strategic Vision. This marketing plan should use multiple tools such as: websites, brochures, community events, social media and way finding signs, etc.	Community Redevelopment Agency and The Mosaic Group	Marketing plan for the NPF CRA district.



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7.	Create a retail recruitment program that includes efforts to develop small "mom and pop businesses."	Community Redevelopment Agency and retail recruitment consulting firm	Retail recruitment program that includes small "mom and pop businesses".
8.	Establish creative partnerships with tourism organizations such as Fort Lauderdale Convention Visitors Bureau, Broward County Cultural Tourism Vision and African-American tourism groups and networks, such as Black Meetings and Tourism and the National Cultural Heritage Society.	Community Redevelopment Agency, Broward County Black Meetings and Tourism and the National Cultural Heritage Society.	Partnerships and inter-local agreements with tourism organizations established.
9.	Improve the corridor's lightning.	Transportation and Mobility, Public Works and the Community Redevelopment Agency	Corridor's lightning improved.
10.	Add bicycle lanes/stripping to Sistrunk Boulevard (where possible).	Transportation and Mobility and the Community Redevelopment Agency	Where possible add bicycle lanes/stripping to Sistrunk Boulevard.
11.	Update the information on the Community Redevelopment Area's website, prepare, and distribute collateral material with relevant information for someone interested in business location or investing in the area.	Community Redevelopment Agency, Public Affairs Office and The Mosaic Group	Information on the CRA website updated with collateral material including key statistics and data such as: land surveys, size and zoning of buildings sites, and incentive packages.
12.	Convene a capital market summit to bring potential investors to the area such as: lending officers, venture capital firms, foundations and private investors.	Community Redevelopment Agency and Public Affairs Office	Capital market summit organized.
13.	Establish a Culinary Incubator for professionals interested in entering the culinary industry.	Community Redevelopment Agency	Culinary incubator established.
14.	Identify parcels along Sistrunk for potential surface parking lots.	Community Redevelopment Agency and the Economic and Community Reinvestment, Urban Planning & Design Division and Transportation and Mobility Department	Parking parcels identified.
15.	Hire a local retail recruitment consultant to lease vacant spaces.	Community Redevelopment Agency	Local retail recruitment consultant hired.



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B. NPF CRA Housing Recommendations and Implementation Strategies

Maintaining an economically diverse residential base is critical to the health of a municipality. The addition of new housing units in a growing area is a necessity to overall neighborhood revitalization and prosperity. Additional tax revenue can be captured by retaining residents or attracting new ones. New housing adds to the residential property tax base, and contributes to the commercial property tax base by attracting new businesses. Ideal housing opportunities attract new residents, whom in turn seek employment and or entrepreneurial endeavors close to home. This is where the positive correlation between quality housing and a strong labor market exists.

In hopes to attract neighbors of various socioeconomic levels, increase visitors and foot traffic in the NPF CRA, specifically on the Sistrunk corridor, the City of Fort Lauderdale continues to implement housing programs to encourage homeownership and rentals of market rate housing.

Implementation Strategies	Responsible Parties and Partnerships	Deliverables
1. Conduct an analysis of tenancy and occupancy rates.	GBRE Group	Audit of infrastructure and existing uses and an analysis of tenancy and occupancy rates.
2. Assess whether the area's current housing types (low-income, moderate-income, single family homes, and subsidized multi-family units), variation must change to cultivate more sustainable retail and commercial development.	Community Redevelopment Agency, Housing & Community Development Division	Corridor's assessment of housing types.
3. Focus on both ownership and rental of mixed-income options that allow the Sistrunk area to become more attractive for new residents.	Community Redevelopment Agency, Housing & Community Development Division	Report on ownership and rental for mixed-income options.
4. Expand opportunities for current property owners to participate in the revitalization process by improving their existing properties.	Community Redevelopment Agency, Housing & Community Development Division	Participation of current property owners and their properties in the revitalization process.



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5.	Creation of specific incentives that encourage market rate housing and provide various opportunities for affordable housing.	Community Redevelopment Agency, Housing & Community Development Division	Incentives that promote and encourage market rate housing.
6.	Create Code Compliance programs to improve residential property maintenance and reduce blight.	Code Compliance Division, CRA and Housing & Community Development Division	Programs that improve residential property.



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POTENTIAL SOURCES OF BUSINESS INCENTIVES

In an effort to encourage business attraction, retention and expansion, the City has created various incentives and partnerships with economic development organizations to help facilitate business growth in Fort Lauderdale. To continue to be cutting edge, the city continually evaluates ways to enhance the existing tool box of incentives to help encourage economic growth within the community. Some of the incentives that we've utilized are the Qualified Targeted Industries, Direct Cash Investment and through our CRA the Property and Business Improvement Program, Streetscape Grant and various other incentives geared towards commercial renovation improvements.

1. Qualified Targeted Industry Incentives

The Qualified Target Industry (QTI) Tax Refund incentive is available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and other taxes. Pre-approved applicants who create jobs in Florida receive tax refunds of \$3,000 per net new Florida full-time equivalent job created; \$6,000 in an Enterprise Zone or Rural Community (county). For businesses paying 150 percent of the average annual wage, \$1,000 is added per job created; for businesses paying 200 percent of the average annual salary, \$2,000 is added per job created; businesses falling within a designated high impact sector or increasing exports of its goods through a seaport or airport in the state by at least 10 percent in value or tonnage in each year of receiving a QTI refund, add \$2,000 per job; projects locating in a designated Brownfield area (Brownfield Bonus) can add \$2,500 per job. The state contributes with 80 percent of the total QTI tax refund and if the company relocates to Fort Lauderdale, the City and Broward County contribute with the remaining 20 percent. No more than 25 percent of the total refund approved may be taken in any single fiscal year. New or expanding businesses in selected targeted industries or corporate headquarters are eligible.

2. Community Redevelopment Agency Incentives

The Community Redevelopment Agency (NPF CRA) has four incentive programs available for business and property owners looking to relocate or establish in the NPF CRA district. These incentives ensure optimal return on investment and community impacts that align with the Economic Development Strategic Vision.

- *Commercial Façade Renovation Grant Program:* The program caps maximum façade grant at \$40,000 along the Sistrunk corridor. Additionally, a \$15,000 façade grant is available for all other areas of the redevelopment district. In both



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- cases the grant funds up to 80 percent of the costs of façade renovation and is paid upon partial or total completion of the project.
- *Streetscape Grant Program:* The Streetscape Grant Program provides a reimbursement for a developer for the public right-of-way improvements that include sustainable building practices, such as LED lighting, environmentally sensitive landscaping materials, and other practices consistent with City of Fort Lauderdale endorsed sustainability methods. Applications must be submitted prior to starting construction to be considered for this grant opportunity. The maximum grant amount per application is \$500,000 – not to exceed 50 percent of the total costs of the streetscape improvements. The grant is awarded based on demonstrated and verified project costs and applicability with Fort Lauderdale sustainability standards. Projects that do generate tax increment revenue will be limited to a recommended grant of \$250,000 – not to exceed 40 percent of the total costs of the streetscape improvements.
- *Tax Increment Projection (TIP) Rebate Program:* The program provides a tax rebate for taxable value generated by renovation or redevelopment to commercial properties. Rebates is limited to five years and sets a maximum rebate at 90 percent of the taxes paid with the rebate decreasing in 5 percent increments annually; the maximum rebate in year five would be 70 percent of the taxes paid. Only tax increment resources would be used for repayment. The Rebate Schedule is as follows:
 - Year 1: 95% of Taxes Rebated
 - Year 2: 90% of Taxes Rebated
 - Year 3: 85% of Taxes Rebated
 - Year 4: 80% of Taxes Rebated
 - Year 5: 75% of Taxes Rebated
- *Property and Business Investment Program (PBIP):* The program is available for properties within the NPF CRA. Two areas are categorized as primary and secondary areas:
 - Primary Area: Sistrunk Boulevard corridor from Federal Highway to NW 19th Avenue.
 - Secondary Area: NW 7th Avenue, NE 3rd Avenue, Andrews Avenue, Broward Boulevard and Sunrise Boulevard, or other legally zoned commercial corridors or properties within the NPF CRA district.

An applicant for the PBIP incentive program may apply for funding in the Primary Area for the costs associated with construction, engineering, architectural design, interior and exterior improvements for an amount not to exceed \$200,000 or 40 percent of the total project capital investment; whichever is less. Applications for sites in the Secondary Area may apply for funding in support of construction, engineering, architectural design, interior and exterior improvements for an amount not to exceed \$100,000 or 20 percent of the total project capital investment; whichever is less. Applicants are encouraged to



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utilize industry recognized sustainable technologies as a part of their construction program. Eligible program expenses include: HVAC, security, plumbing, electrical, drywall, painting, framing, flooring, windows, landscaping, parking and signage.

Funding for all programs will be provided until funds are no longer available.

3. Broward County Redevelopment Program Incentives

The Office of Economic and Small Business Development (OESBD) at Broward County provides technical support to businesses in the County that seek assistance with funding to establish or expand operations. Resources include:

- *Microbusiness Loans*: typically for small loan amounts and can provide start-up capital to launch the next big idea. OESBD can help entrepreneurs identify and contact micro lenders and get a new business off the ground. More than \$4.5 million in microloans have been disbursed to 28 companies through CRA partner, South Florida Regional Planning Council, over the last eight years.
- *Industrial Revenue Bond Program*
Established expressly for existing small and mid-sized manufacturers, and 501(c)(3) non-profit corporations, the Industrial Revenue Bond (IRB) program is marketed and coordinated in

Broward County by the OESBD. This is a federal program providing tax exempt financing for qualified capital projects. Bond proceeds must be used for the acquisition of land and/or a building, construction of a new facility, renovation of an existing facility or purchasing machinery or equipment.

The program has a maximum tax exempt financing amount for manufacturers of \$10 million per project, \$20 million per municipal area, and \$40 million nationwide. Additional expenditures can be financed on a taxable basis. 501 (c) (3) non-profit agencies have no tax exempt limits. Other standard credit requirements apply.

- *Alternative Lending Programs*
OESBD works closely with the alternative lenders located in the Broward County area. Alternative lending partners include: MetroBroward Economic Development Corporation and the South Florida Regional Planning Council Revolving Loan Fund. OESBD can assist businesses with accessing these organizations in pursuit of non-conventional lending alternatives.

4. Foreign Trade Zone

The greater Fort Lauderdale area is closely tied to the development of trade and trade gateways. By taking advantage of this incentive offered by the City of Fort



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Lauderdale's Foreign-Trade Zone No. 241 (FTZ No. 241), businesses may operate on a more level playing field with their international competitors to increase their profitability and maintain local jobs. FTZ No. 241 offers numerous benefits to a business, including duty deferral or elimination, increased efficiency, and a profitable platform to compete effectively in global and domestic markets.

5. Brownfields

Brownfield sites are defined as real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination. Businesses that cleanup and redevelop an existing brownfield site are provided with generous financial incentives, regulatory benefits, technical assistance, and liability protection.

6. Section 108 Loan Guarantee Program

Section 108 is the loan guarantee component of the Community Development Block Grant (CDBG) Program. Section 108 provides communities with a source of financing economic development, housing rehabilitation, public facilities and large-scale physical development projects.

7. Industrial Revenue Bonds

Industrial Revenue Bonds are issued by a government to assist a private company that might otherwise be unable to obtain financing for its industrial venture, or may be unwilling to undertake the project on its own. The government's goal in providing the debt securities is to improve economic and employment conditions of an area.

8. U.S. Small Business Administration (SBA)

A Federal agency which offers several loan programs that provides financial aid to small businesses. A few of the most popular programs are: Basic 7(a) Business Loan, Micro-loans and the Certified Development Companies (CDC)/504 Program. Micro-loan lenders and CDCs work with the SBA to provide financing to small businesses.

- The Micro-loan Program provides small loans to start-up, newly established or growing small businesses. Under this program, SBA makes funds available to non-profit, community-based lenders (intermediaries) who then make loans available to eligible borrowers in amounts up to \$35,000. The average loan size is about \$10,500. Applications are submitted to the local intermediary and all credit decisions are made at the local level.
- OESBD can assist businesses in: loan packaging and identifying and contacting qualified SBA lenders.



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MEASUREMENTS FOR SUCCESS

1. Goals

The City of Fort Lauderdale prepares a Commission Annual Action Plan for every fiscal year. The plan seeks to prioritize citywide initiatives which are of the utmost priority. This plan outlines Commissioner Top Priority Items, followed by Commissioner High Priority Items, City Manager Top Priority Items, and finally City Manager High Priority Items. The Beach Community Redevelopment Agency and the Northwest Community Redevelopment Agency have been identified as one of five Commissioner Top Priority items; and the Central City Community Redevelopment Area has been identified as one of five Commissioner High Priority Items. As such, the economic development of these Community Reinvestment Areas is of the highest possible level of importance in terms of City priorities for fiscal year 2016. The detailed framework for benchmarking progress of these initiatives is found in Goal 7 and Goal 8 of the City's strategic plan, Press Play Fort Lauderdale.

Press Play Fort Lauderdale's 2018 Objectives, Initiatives, and Performance Indicators:

Goal 7 and Goal 8 of the strategic plan lay out objectives, initiatives, and performance indicators that direct the three main implementation strategies of the Economic Development Strategic Framework. Objectives describe the overall intended outcome of the initiatives that define specific actions to be taken toward achievement of said objectives. Finally the key performance indicators serve as measurements by which progress in the success or failure of initiatives to achieve objectives are benchmarked. These key indicators are tracked on a regular basis, using methodical procedures, with consistent data gathering tools, by City staff to ensure objectives are brought to fruition. The following is a list Goal 7 and Goal 8 objectives, initiatives and performance indicators:

- **Goal 7: "Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port and rail connections."**
- *Objective 1: Define, cultivate, and attract targeted and emerging industries*
 - **Goal 7, Objective 1 Initiatives**
 - Evaluate and expand our portfolio of business attraction incentives
 - Work with partners to promote Fort Lauderdale as a year-round destination for domestic and international travel.



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- Work with partners to implement a City Economic Development Strategy that will include Economic Development Profile Report, Entrepreneurial Development and Empowerment Strategy, and a Targeted Industry Growth Strategy.
- Integrate and prioritize Community Investment Plan (CIP) infrastructure investments to enhance targeted industries.
- Develop and implement a Marine Industry Strategy
- Develop and monitor a performance indicator to track the economic and quality of life impacts resulting from CIP and streetscape investments
- Goal 7, Objective 1 Key Performance Indicators
 - Unemployment rate
 - Percent of tourism tax generated by Fort Lauderdale
 - Median household income
 - Percent of neighbors that rate the City excellent or good as a place to work
 - Total number of newly created jobs from Qualified Targeted Industry (QTI) and Economic Development (ED) Direct Cash Grants
 - Citywide commercial vacancy rates (office, industrial, commercial)
- Objective 2: Facilitate a responsive and proactive business climate
 - Goal 7, Objective 2 Initiatives
 - Promote sustainable business practices and development; develop "Green Business" incentives such as fast track; reduce permit costs and reduce business tax.
 - Implement a Small Business Development Program to enhance long-term viability of our local economy
 - Develop a How-To Resource Guide and Welcome Packet for business
 - Incorporate Business First feedback into City business development efforts
 - Annually review and streamline the development and permitting process to reflect business and customer feedback and trends
 - Evolve and improve the Business Tax Receipt process
 - Maintain Platinum City Certification by the greater Fort Lauderdale Alliance for Streamlined Development Review



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- and Permitting Process and pursue IAS (International Accreditation Service) Building Department accreditation.
 - Develop and monitor business success performance indicators.
- Goal 7, Objective 2 Key Performance Indicators
 - Average days to issue a new commercial construction permit
 - Number of new-business licenses
- *Objective 4: Deliver best-in-class regional general aviation amenities and services to domestic and internal stakeholders*
 - Goal 7, Objective 4 Initiatives
 - Examine the highest and best use of airport property to stimulate economic development and create jobs
 - Implement the Uptown Trolley
 - Promote and develop the Foreign-Trade Zone to grow import and export business.
 - Goal 7, Objective 4 Key Performance Indicators
 - Number of new developments at Fort Lauderdale Executive Airport
 - Uptown Trolley ridership
 - Number of activated Foreign-Trade Zone operators
 - Value of amenity improvements constructed by current tenants
- **Goal 8 "Be known for educational excellence"**
 - *Objective 1: Create a call to action with our partners to elevate our focus on excellent Pre-K through 12th grade quality public and private education*
 - Goal 8, Objective 1 Initiative
 - Work within the existing network of government, civic, alumni, and business partners to develop a strategy and action plan to mentor and sponsor schools and students achieve educational excellence.
 - Goal 8, Objective 1 Key Performance Indicators
 - Percent of residents aged 18-44 with a bachelor's degree or higher
 - Fort Lauderdale public high school graduation rate
 - Fort Lauderdale private high school graduation rate



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- Percent of residents that rate the quality of public schools as excellent or good
- Number of mentorships
- *Objective 2: Develop strategic alliances with business associations, colleges, and universities to connect skills development with jobs.*
 - Goal 8, Objective 2 Initiatives
 - Connect with colleges, universities, and trade schools to identify and track new programs for targeted industry talent development.
 - Create incubators
 - Develop performance indicators for tracking the connection of skills development with jobs.
 - Goal 8, Objective 2 Key Performance Indicators
 - Connect with colleges, universities, and trade schools to identify and track new programs for targeted industry talent development
 - Create business incubators
 - Develop performance indicators for tracking the connection of skills development with jobs

In addition to the key performance indicators, City staff continues to track economic benchmarking of Fort Lauderdale's comparative standing against peer municipalities in Economic Indices. These measurement tools and peer municipalities were methodically and strategically selected and provided to the City of Fort Lauderdale from the Wildan Group; a well-established expert economic consulting firm. The Wildan Group singled out these indices as best performance measurements to track in meeting the goals and objectives laid out in the City's strategic plan, Press Play Fort Lauderdale. The peer municipalities provided are as follows:

- Austin, Texas
- Nashville, Tennessee
- Virginia Beach, Virginia
- Tampa, Florida
- Miami, Florida
- Savannah, Georgia
- Daytona Beach, Florida
- Memphis, Tennessee



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The Economic Indices and indicator components for citywide economic development are provided as follows:

- Economic Performance Index
 - Per Capita Income
 - Unemployment Rate
 - GRP Annual Growth
 - Private Sector Job Annual Growth
- Workforce Quality Index
 - Workforce Growth
 - Adults with Bachelor's Degrees
 - Prime Workforce
 - Prime Workforce Migration
- Innovation Index
 - Percent of Workers in Science Industries
 - Percent of Adults with Advanced Degrees
 - Patents per 100,000 Residents
 - High Tech and ICT Startup Density
- Livability Index
 - Poverty Rate
 - Cost of Living Index
 - Violent Crimes per 100,000 Residents
 - Housing Affordability
 - Walkability Score
 - Average Commute in Minutes
 - Employment in the Arts
- Healthy Business Environment Index
 - Establishment of Growth
 - Concentration of Mid-Size Businesses
 - City's Credit Rating
 - Business Density
 - Cost of Doing Business

The Economic Indices and indicator components for the NNPF CRA are as follows:

- Number of Businesses
 - Number of businesses in (2015)
 - Number of businesses (in current year)
- Sales Tax
 - Sales tax revenue (2015)
 - Sales tax revenue (current year)



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- Ad Valorem Tax
 - Taxable value of real property
 - Ad Valorem tax (2015)
- Land use
 - Commercial
 - Parcel Count
 - Bldg. SE
 - Taxable Value
 - Retail
 - Parcel Count
 - Bldg. SE
 - Taxable Value
 - Industrial
 - Parcel Count
 - Bldg. SE
 - Taxable Value
 - Residential
 - Parcel Count
 - Bldg. SE
 - Taxable Value
- Incentives
 - Number of businesses assisted by incentives
 - Number of jobs created a result of incentives
 - Increase in property value
 - Capital investment in CRA
- Household Incomes
 - Household income
 - Families by poverty status
 - Owner-Occupied housing values
 - Median Owner-Occupied



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WORKS CITED

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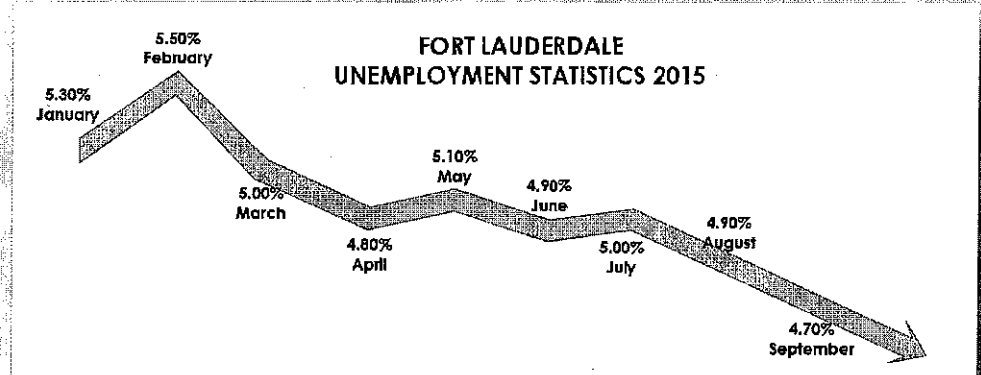
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APPENDIX

1. Economic Statistics

The City of Fort Lauderdale is the largest municipality in Broward County and a phenomenal place to live, work, play and raise a family. It is renowned as a paradise with its subtropical climate, seven miles of beaches and more than 165 miles of navigable waterways. It is home to an estimated population of 176,013.



In August 2015, Florida's seasonally adjusted unemployment rate was 5.3 percent, making August 2015 the 61st consecutive month with positive annual job growth after the state lost jobs for over three years. The Fort Lauderdale- Pompano Beach- Deerfield Beach metro area gained 28,000 new jobs or 3.6 percent in the nonagricultural area, not seasonally adjusted.



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City of Fort Lauderdale Demographic Profile

Per Capita Income	\$17,112
Median Household Income	\$49,263
Median Age	43
Population	176,013
Average Household Size	2.3
Female	47%
Male	53%
White	51%
Black African American	24%
Hispanic or Latino	17%
Asian	2%
Other	1%
American Indian	0.2%
Multi-Family	57%
Single Family	43%
Non-Family Households	54%
Married	31%
Female Householder	11%
Male Householder	4%
Owner Occupied Housing Units	54%
Renter Occupied Housing Units	46%

Currently the existing land use in the City of Fort Lauderdale is as follows: a) residential (81.7%), b) commercial (6.9%), c) multifamily (6.2%), d) industrial (1.9%), e) institutional (0.5%), f) water (0.2%), g) recreational (0.1%) and h) other (2.5%).



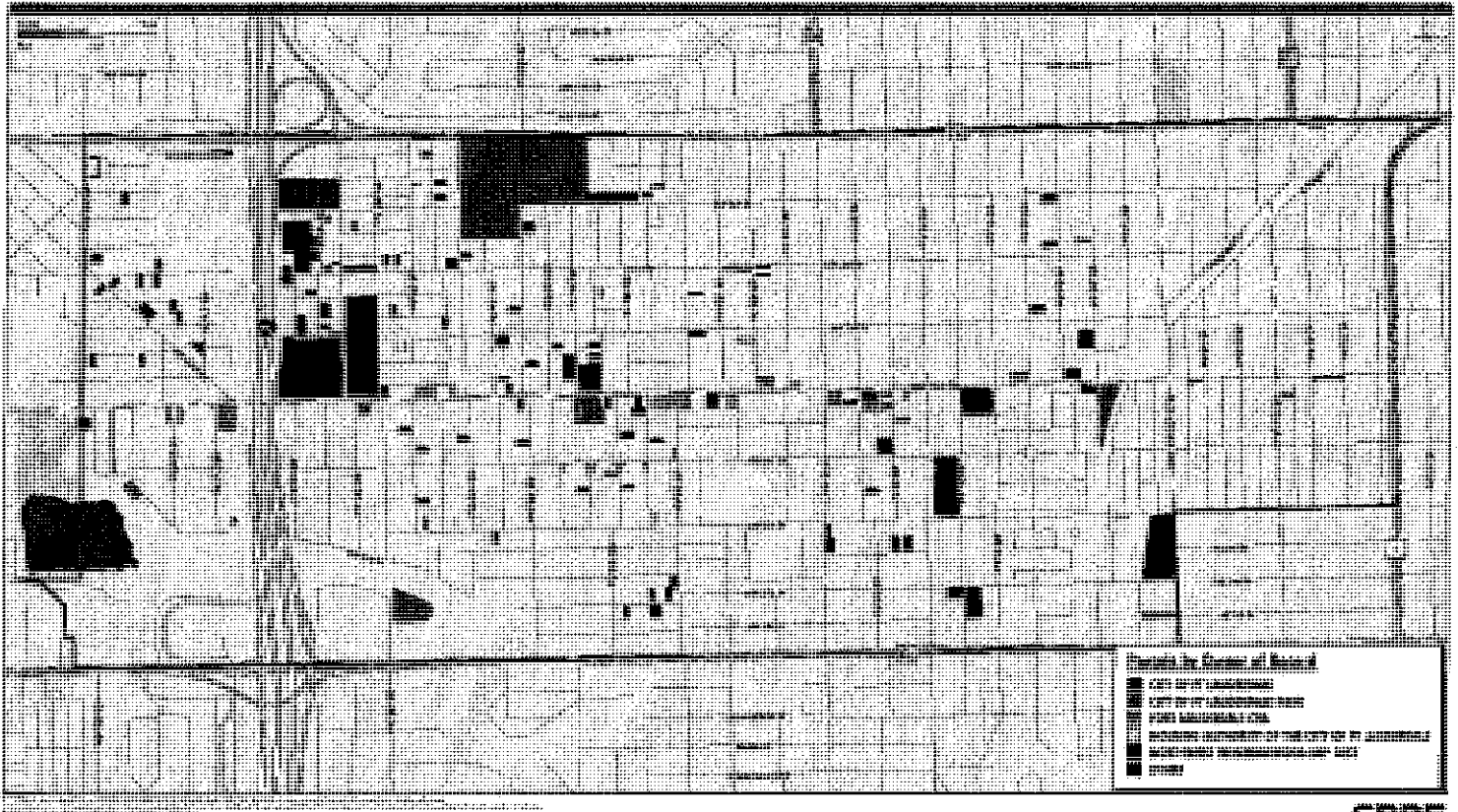
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EXHIBITS

1. Parcels by Owner of Record

FT LAUDERDALE CRA REQUEST



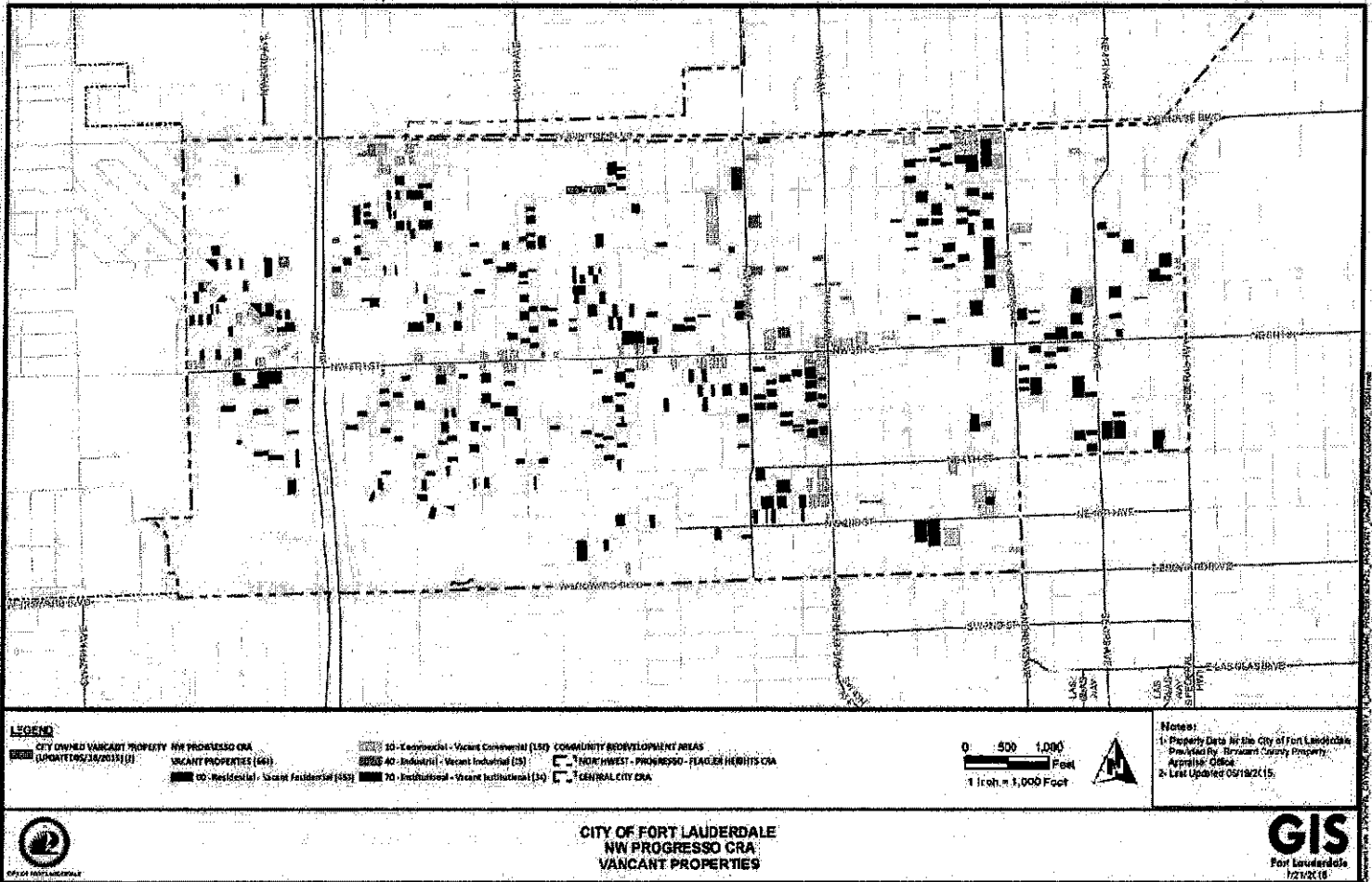
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2. Vacant Properties NPF CRA

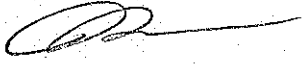


ITEM VI

CRA REDEVELOPMENT

PLAN UPDATE



DATE: December 16, 2015
TO: CRA Advisory Board Members
FROM: Jeremy Earle, Deputy Director 
SUBJECT: CRA Redevelopment Plan Update

Background

In accordance with Chapter 163, Part III of the Florida Statutes (FS) the redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was adopted in 1995. In accordance with Section 163.361, FS, a large-scale amendment to the NPF CRA Plan (Plan) was conducted and approved by the City Commission in 2001. In 2002 a redevelopment plan revision for the expansion of the community redevelopment area boundary was approved.

A minor amendment to the redevelopment plan was approved in 2013 by the City Commission and consisted of three specific items, the first of which is related to community policing innovation as defined in FS 163.340 and FS 163.360(3). These three amendments were:

1. A Community Policing Innovation Program which allowed for increased Fort Lauderdale Police Department enforcement activities. This program resulted in the creation of a new police substation on the Sistrunk Corridor.
2. The creation of a wireless surveillance camera system which would aid crime prevention activities within the redevelopment area.
3. The creation of a public Wi-Fi system which would provide a unique public digital amenity that would promote the redevelopment area.

As outlined by FS 163.360, 163.362(5), 163.370, the redevelopment plan for a community redevelopment area is the governing document for all redevelopment activities that occur within the community redevelopment area. If a project or program is not outlined in the redevelopment plan it cannot be undertaken by the CRA. Additionally, FS 163.370(3) includes language regarding the types of activities which cannot be paid for or financed by tax increment revenues.

In order for any CRA to remain in full compliance with FS 163, Part III, it must ensure that any future programs and projects that are not expressly stated in the redevelopment plan are added to the redevelopment plan through a process that is outlined by FS 163.361 called a Redevelopment Plan Modification.

The original plan and subsequent amendments created a workable development program that identified certain projects, programs and initiatives that could be implemented within the 30-year life span of the NPF CRA. This workable program identified various community redevelopment programs and strategies that would form the basis for the redevelopment efforts of the NPF CRA in accordance with FS.

Over the past three months Staff oversaw the process of significantly amending the redevelopment plan for the NPF CRA for the first time in 14 years. Staff has structured the proposed plan amendment process in two primary phases. Phase I entails a quick cleanup of the existing redevelopment plan which has resulted in the Plan amendment attached as Exhibit 1. Phase II entails a more detailed effort which includes additional community and staff engagement in order to come up with a more detailed 5 year plan of activities that can be tied directly to a strategic finance plan. Phase II will begin immediately after staff has selected, and the NPF CRA Board approves, a consultant through a Request for Qualifications process (RFQ). This phase should begin within the first quarter of 2016 and should be complete by fourth quarter of 2016.

Since the NPF CRA Advisory Board reviewed the plan at their October meeting and recommended that the Plan be approved by the NPF CRA Board, staff reviewed the plan in order to ensure conformity with the intent of statute. Clarifications were added to the Public Utilities section of the plan (page 12) in order to ensure that if the need arises the NPF CRA will be able to add public improvements, even if existing improvements are deemed sufficient. Language was also added to page 5 regarding urban forestry programs and to page 35 allowing the NPF CRA to address brownfield issues if the need arises. A minor clarification was added to page 2 of the Plan regarding the legal description. The Plan therefore remains virtually unchanged from what was presented in October.

Staff recommends approval of the Plan amendment.

It is important to note that Broward County has indicated it only needs to review Plan amendments that fulfil one of three criteria, (1) it extends the term of the CRA, (2) it changes the boundaries of the redevelopment area, or (3) it is expected to require a land use plan amendment. This Plan amendment does not include any of the three aforementioned changes; however a copy of the amended Plan will be forwarded to Broward County with a statement indicating that the amended Plan does not meet any of its three criteria.

CC: Jenni Morejon, Department Director
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CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA
AMENDED AND RESTATED

DECEMBER 2015

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

AMENDED AND RESTATED DECEMBER 2015

CITY OF FORT LAUDERDALE, FLORIDA

FORT LAUDERDALE CITY COMMISSION

and the

FORT LAUDERDALE CRA BOARD OF COMMISSIONERS

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COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

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Finance
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City Attorney's Office
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COMMUNITY REDEVELOPMENT PLAN:
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NPF CRA EXHIBITS

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- Exhibit 2: 2010 Socio-Economic and Housing Conditions
- Exhibit 3: NPF Water Mains - Overview
- Exhibit 4: NPF Water Mains - Sistrunk Corridor Area
- Exhibit 5: NPF Water Mains - Progresso Commercial Revitalization Area
- Exhibit 6: NPF Water Main Flagler Heights RAC Area
- Exhibit 7: NPF Sanitary Sewers -Overview
- Exhibit 8: NPF Sanitary Sewers - Sistrunk Corridor Area
- Exhibit 9: NPF Sanitary Sewers - Progresso Commercial Revitalization Area
- Exhibit 10: NPF Sanitary Sewers — Flagler Heights RAC Area
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- Exhibit 12: N.W. 7th/9th Avenue Corridors

NPF CRA APPENDIX

- Appendix 1: Broward County Resolution 89.1132
- Appendix 2: Fort Lauderdale Resolution 95-86
- Appendix 3: Fort Lauderdale Resolution 95-170
- Appendix 4: Broward County Resolution 95-1084
- Appendix 5: Fort Lauderdale Ordinance C-95-67
- Appendix 6: Fort Lauderdale Resolution 01-86
- Appendix 7: 2001 Plan Amendment Resolution
- Appendix 8: 2002 Plan Expansion Resolution 01-87
- Appendix 9: 2013 Plan Amendment Resolution 13-137

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SECTION 1

INTRODUCTION AND BACKGROUND

This is the Community Redevelopment Plan ("Redevelopment Plan") for the Northwest - Progresso - Flagler Heights Community Redevelopment Area (NPF CRA). The original version of this Plan, known as the Northwest Progress Flagler Heights Redevelopment Plan, was adopted by the Fort Lauderdale City Commission on November 7, 1995. An update to the original plan was adopted by the Fort Lauderdale City Commission on May 15, 2001. A Plan amendment for expansion of the CRA Boundary was completed in 2002 and a minor amendment to add three new project based activities was done in August 2013. References herein to the "Plan" are to the 2001 Plan as amended by those updates.

A. COMMUNITY REDEVELOPMENT AREA DESCRIPTION

Exhibit 1 hereto provides a Boundary Map of the NPF CRA.

General Description

The NPF CRA is generally located between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the west, and Federal Highway on the east; except for that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, which is excluded.

The entire NPF CRA is located within a former State Enterprise Zone, and the northeast portion of the area is within the Fort Lauderdale Downtown Regional Activity Center (RAC).

For purposes of land development planning, and for reviewing the scale, character, densities and intensities of the land use within the NPF CRA, the area is further described by its two most distinctive subsections -- the Northwest District, and the North Lauderdale, Progresso and Flagler Heights Areas, referred to as the Flagler Heights RAC Area. The boundaries of these subsections are generally described below.

Northwest District

The Northwest District Area generally consists of the Dorsey-Riverbend, Durrs, Home Beautiful Park, and the City View neighborhood area. It is contiguously located to the east of the Broward Central County Community Redevelopment Area, west of the Flagler Heights RAC Area, and northwest of the City's Downtown Central Business District.

The boundary for the Northwest District is West Sunrise Boulevard on the north, Andrews Avenue to the east, West Broward Boulevard on the south, and on the west by the corporate limit line, and also includes the area starting at the intersection of the FEC Railroad and N.W. 7th Street to Sunrise Boulevard, and between Andrews Avenues and the FEC Railroad. The area south of this intersection that overlaps with the Flagler Heights RAC Area between Andrews Avenue and the FEC Railroad is excluded.

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Flagler Heights RAC Area

The Flagler Heights RAC Area generally consists of all or a portion of the Flagler Heights neighborhood areas. It is contiguous to the east of the Northwest District and north of the City's Downtown Central Business District. It is to be noted that Exhibit 1 shows the Flagler Heights RAC Area as it relates to all portions of the Downtown Regional Activity Center area that is within this portion of the NPF CRA, including that portion west of the FEC Railroad that is also within the Northwest District. The traditional boundary of the Flagler Heights neighborhood area is Sunrise Boulevard on the north, Federal Highway on the east, N.E. 4th Street on the south, and the FEC Railway on the west.

NPF CRA Legal Description

The NPF CRA has been legally described as that area of the City of Fort Lauderdale lying in Sections 2, 3, 4 and 5, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

All of Said Section 5 lying easterly of the corporate limits of the City of Fort Lauderdale, as described in Chapter 65-1540, Florida Statutes and in City of Fort Lauderdale Ordinance C-75-41; together with all of said Sections 3 and 4 lying south of the south right-of-way line of Sunrise Boulevard; together with all of that portion of said Section 2 lying West of the westerly right-of-way line of North Federal Highway and South of the south right-of-way line of Sunrise Boulevard; less and except that portion of said Section 3, being bounded on the west by the east right-of-way line of North Andrews Avenue, on the south by the south line of said Section 3, on the east by the east line of said Section 3 and on the north by the south right-of-way line of Northeast 4th Street; with the inclusion of the "Konover Parcel" bounded on the South by the north right-of-way line of West Broward Boulevard, bounded on the West by the east right-of-way line of Northwest 25th Avenue, bounded on the North by the south line of "R.E.B. Plat", Plat book 74, Page 43, of the Public Records of Broward County, Florida and bounded on the East by the west line of the east half of the east half of said Section 5, located on the north side of West Broward Boulevard between I-95 and Northwest 27th Avenue.

B. REDEVELOPMENT LEGAL AUTHORITY

This Community Redevelopment Plan has been prepared in accordance with Part III, Chapter 163; Florida Statutes entitled the Community Redevelopment Act (Redevelopment Act), which confers upon local governments certain powers to plan and execute redevelopment activities and programs.

Delegation of Powers

The Board of County Commissioners of Broward County, Florida ("BCC") adopted Resolution No. 89-1132 on April 11, 1989, delegating to the City of Fort Lauderdale the redevelopment powers of the Redevelopment Act for such programs operating within the corporate limits, subject to the review and approval by the BCC of the City's Community Redevelopment Plan and any amendments thereto.

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Finding of Necessity

City of Fort Lauderdale City Commission Resolution No. 95-86 adopted on June 20, 1995, found the Northwest - Progresso - Flagler Heights Community Redevelopment Area to be impaired by a combination of factors and conditions indicative of blight, as that term is defined in the Redevelopment Act, and authorized the preparation of a Community Redevelopment Plan in order to identify and develop plans and activities designed to eliminate and prevent the spread of blighting conditions and to develop workable program to aid in its rehabilitation, conservation, and redevelopment.

Powers and Authority

The Fort Lauderdale City Commission for and on behalf of the City of Fort Lauderdale, and when acting separately in its capacity as the Board of Commissioners for the Fort Lauderdale Community Redevelopment Agency, reserves for itself, its officers, employees and agents, all the powers, duties and responsibilities vested to it and provided by the Redevelopment Act to carry out the purposes and intent of this Redevelopment Plan, including the use of the power of eminent domain.

It is the intent of the City of Fort Lauderdale ("City") and the Fort Lauderdale Community Redevelopment Agency ("CRA") that whenever reference is made in this Redevelopment Plan to City or CRA in undertaking or exercising some of the power or authority granted by the Redevelopment Act, then such power and authority are deemed to have been granted and exercisable in connection with the implementation of this plan.

This Plan updates and amends the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Fort Lauderdale City Commission on November 7, 1995 (the "Original Plan") and incorporates the amendments from the May 2001 update. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of the Plan Update. Nothing in the Plan Update is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of Plan Update may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

This Plan contains provisions that contemplate actions to be taken by the City of Fort Lauderdale, including the City Commission or various agencies, departments or boards of the City. While the City Commission has adopted this Plan, any actions to be taken by the City constitute recommendations that will require action to be taken by the City to approve and authorize implementation of any such actions.

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C. SUMMARY OF HISTORICAL COMMUNITY NEEDS

The Northwest District has been the focus of study and planning since at least the early 1960s. While many improvement programs have been designed and implemented, there is no dispute among community and neighborhood leaders of the need for continuing to concentrate programs for improvement in this area.

In May 1987, the City conducted a Charrette with neighborhood residents in the Northwest District to discuss community needs and to help create a vision for the area to further refine and help guide the planning and redevelopment. Problems identified by the Sistrunk Charrette included: incompatible adjacent land uses without adequate buffers; poor street alignment of north and south roadways; lack of adequate off-street parking; lack of adequate vehicle speed controls; poorly maintained and deteriorating buildings; the need for improved streetscape; lack of affordable housing; and the lack of public-private reinvestment incentives to retain or attract neighborhood-based businesses. Unemployment and lack of private investment in the community have historically been ranked by the area residents as the primary barriers to sustainable improvement. On October 3, 1989, the city adopted the Safe Neighborhood Plan for the Northwest Neighborhood Improvement District, which provides extensive analysis, strategies, and recommendations on accomplishing the vision set forth by neighborhood residents at the Sistrunk Charrette. The Safe Neighborhood Plan and the Northwest Neighborhood Improvement District no longer exist; however, this information remains for historical perspective.

Several studies during the 1980s involving the North Lauderdale Progresso area and its relationship and interaction with the Central Business District. In May 1985, a report to the City Commission found major problems in the area to include: transient population, with no active neighborhood association or crime watch program; lack of property maintenance, both with buildings and overgrown lots; code violations perpetuated by low owner occupancy and deferment of maintenance by absentee owners; inconsistent and incompatible land use; inflated property values caused by speculation due to the area's relationship to the downtown. In February 1989, a Charrette for the North Lauderdale - Progresso area was conducted. Among the other important recommendations involving improved development regulations and code enforcement, were recommendations to establish both a Safe Neighborhood Improvement District and a Community Redevelopment District in this area.

Between 1990 and 1991, two community workshops and a series of smaller stakeholder meetings and interviews were conducted with residents and property owners of the Fort Lauderdale Downtown Regional Activity Center, which includes the urban core and its adjoining sub area. Optimizing the potential of underdeveloped areas such as the North Lauderdale - Progresso - Flagler Heights neighborhood was identified among the many important issues and concerns to be addressed. In 1992, an urban design study called "A Vision for the City Center: Fort Lauderdale Regional Activity Center" was presented. It lays the groundwork for the preparation of more relevant development regulations, and sets forth urban design concepts that translate the aspirations of the community and individual stakeholder into a physical representation of the overall theme contemplated in achieving the vision for the future of the Regional Activity Center.

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City, County, and community officials have worked to reform the City's zoning and development regulations, and to further complete the study and analysis necessary to formulate a program of redevelopment for the NPF CRA. In 1999, the CRA evaluated the progress in the district, established additional objectives, and updated targeted project areas. The CRA Board adopted policies and programs to implement the established goals of the agency and began meeting monthly to focus on issues solely associated with the CRA district.

Targeting private sector partners became a priority for the CRA. Financial incentives were packaged and partnerships formed with local lending institutions. Master plans for the Midtown Business District the area located between N.W. 15th Avenue and the FEC Railroad Tracks, and the Flagler Heights areas are underway that include zoning revisions and other initiatives to support redevelopment.

Also, to ensure the CRA remains focused on the redevelopment objectives within this plan, a Strategic Plan was produced that identifies short term goals and objectives and will be updated annually to monitor progress. Tax increment financing may be used anywhere within the Community Redevelopment Area as determined in accordance with the annual Strategic Plan.

As the CRA district, as well as the City in general, continues to evolve, additional programs and projects are being proposed that will address current and future needs. For example, major strides have been made in relation to identifying transportation and mobility needs enabling the Agency to take an active role in the development of transit initiatives. Considering the increase in residential development safety and security of residents and future businesses warrants investment in CPTED (Crime Prevention Through Environmental Design) and other security driven initiatives including public camera systems, public safety and security measures and increased lighting levels and code enforcement programs. Finally, new and expanded quality of life programs and projects will be included in the CRA Plan that include but are not limited to marketing and events activity to generate awareness of the District's growing economy, art and public enhancements to parks and public spaces, community gardens and urban forestry programs, and health related projects and programs and other initiatives related to land, real estate development, parking and other development driven initiatives.

D. REDEVELOPMENT GOALS AND OBJECTIVES

This part of the Plan provides background and summations on visions that have been developed and recognized over the years for the various major subsection of the NPF CRA, an enumeration of the goal, objectives and policies of the Future Land Use Plan, and the redevelopment plan objectives for this Redevelopment Plan.

Effects of other Studies and Plans

This Redevelopment Plan has been prepared after review and analysis of other data, information, studies, and plans existing at the time of preparation and adoption.

Taken into account during the preparation of this Redevelopment Plan were: 1) the City's "Safe Neighborhood Improvement Plan for the Northwest Improvement District," adopted

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October 3, 1989; 2) the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element," adopted June 13, 1989, as amended; 3) "A Vision for the City Center: Fort Lauderdale Downtown Regional Activity Center," prepared January 1992; 4) "City of Fort Lauderdale: State Enterprise Zone Program and Designation," prepared May 1995; 5) the City's "Neighborhood Conditions. Study and Finding of Necessity Report for the Northwest - Progresso — Flagler Heights Community Redevelopment Area," approved on June 20, 1995; and 6) the CRA Strategic Plan dated April, 2000, which will be updated on an annual basis. The 2015 amendments further reviewed the 5-Year Program dated October 2013 and incorporated those programs into this document.

Future Land Use Plan Goal Objectives and Policies

On June 13, 1989, the City adopted the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element" (Future Land Use Plan). The goal of the Future Land Use Plan is to: "Encourage the use of land in a manner that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate service and facilities, conserve natural resources, and ensure compatibility of land uses."

As adopted by the City Commission and accepted by the County Commission, the Future Land Use Plan establishes objectives and policies to identify areas of focus and provide guidance on implementation criteria to help achieve the goal.

The Future Land Use Plan endorses, in part, completing redevelopment activities pursuant to the City's adopted Northwest Redevelopment Plan, and encourages further evaluation of recommendations contained in the Safe Neighborhood Improvement Plan for the Northwest Neighborhood Improvement District (as of 2015, the Safe Neighborhood Improvement Plan and the Northwest Neighborhood Improvement District no longer exist). Other important adopted objectives relate specifically to the Downtown Regional Activity Center (RAC) designation in the land use plan, and the need to establish and revise development regulations to assure proper and compatible development within transitional neighborhoods made a part of the RAC area (such as North Lauderdale, Progresso and Flagler Heights), and neighborhoods adjoining the RAC area (such as those within the Northwest Neighborhood Improvement District).

This Redevelopment Plan is consistent with and designed to aid in the implementation of the goals, objectives and policies of the Future Land Use Plan, which form the basis of the goals and objectives of this Redevelopment Plan. To summarize those most related to redevelopment plan objectives, the following statements provide excerpts from the Future Land Use Plan.

- Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area in order to promote quality development of a desirable nature in the City's downtown.
- Continue to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.

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- Utilize design guidelines and land development standards unique and specific to the Northwest Regional Activity Center (Northwest RAC) area in order to promote quality development of a desirable nature in the Northwest District.
- In existing neighborhoods, development shall be compatible with desired neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.
- Support community development activities and programs including housing rehabilitation, small business development, climate change adaptation, facilitation of all types of housing, including, but not limited to, low and moderate-income housing, and land assembly program in the NPF.
- Encourage the development of the infrastructure necessary to meet adopted levels of service standards set in individual elements, to support the Downtown-RAC and the Northwest-RAC.
- Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate-income households within the Northwest RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.

As it relates to the above, some paraphrasing and edification to the stated objectives and policies as found in the Future Land Use Plan have been made solely for the purpose of clarifying their meaning, and not for any intended purpose of altering their stated intent.

Redevelopment Plan Objectives

It is not the intent of this Redevelopment Plan to duplicate the efforts of other programs, efforts, and initiatives being implemented in both the Northwest District Area and the Flagler Heights RAC Area. Where there may exist some overlap, then as areas of concentrated need, the added forces of the CRA are intended to provide additional legal and financial resources bundled around a basic improvement program designed to stimulate, foster or provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA. The objectives of this Redevelopment Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation, and redevelopment of the NPF CRA. The Community Redevelopment Act requires redevelopment plans such as this plan to be consistent with the municipality's comprehensive plan. This plan is as a whole consistent with the City of Fort Lauderdale's Comprehensive Plan.

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SECTION 2

SOCIO-ECONOMIC AND PHYSICAL CONDITIONS

A. NEIGHBORHOOD CONDITIONS AND SOCIO-ECONOMIC FABRIC

The two areas within the CRA - the Northwest District portion and the Progresso/Flagler Heights RAC portion — are significantly distinct neighborhoods. While the population in the Progresso/Flagler Heights RAC increased between the years 1990 – 2000 by 12%, the population in the Northwest District portion declined by 23%. The two areas also differ in levels of racial and economic diversity and the condition of the housing stock. Both areas contain a large amount of vacant or underdeveloped land that contributes to the distressed character of the CRA as the following evaluation further supports.

For updated (2010) Socio-Economic and Housing Conditions, see Exhibit 2 (2010 Socio-Economic and Housing Conditions)

Neighborhood Conditions

The City's 1995 Neighborhood Conditions -Study and Finding of Necessity Report examined the conditions of structures and other environmental factors within the NPF CRA. From the building conditions survey, 73% of all structures (3,389) evidenced varying degrees of disrepair with 28.5% rated deteriorating or dilapidated. The latter are conditions that warrant demolition or major rehabilitation. Additionally, the study identified that 36% of all sites (3,823) within the area form isolated patinas of vacant land. These lots are a combination of stand-alone undeveloped lots and vacant lots under the same ownership to adjacent improved lots. Non-conforming vacant lots or underdeveloped properties have long been recognized as a key indication of blight. Also, the survey of environmental factors assessing physical impacts to all sites (3,823) analyzes typical indicators of neighborhood distress and identifies a range of potential deficiencies warranting further study and planning for appropriate corrective action. Problems with incompatible land use, particularly as they affect the residential characteristics and structure of the neighborhood, are clearly documented. The disproportional relationship of crime affecting the neighborhood in comparison to the overall City is also substantiated.

Population

The 1990 Census estimates the total population for the NPF CRA at 16,055 persons, 10.8% of the City's year round population of 149,377 persons. The Northwest District, with a total estimated population of 14,220, has maintained a predominant minority resident population for decades. The 1990 Census indicated that more than 32% (13,392) of the total Black population of the City (41,997) resided in the four census tracts which comprise the Northwest District Area. In 1990, more than 94% of the total Northwest District residents (14,220) are Black, and 63% of residents of the Flagler Heights RAC Areas of the NPF CRA are Black.

The residents of the Northwest District, in general, have significantly different demographic characteristics than the City as a whole. In 1990, 34% (4,897) of Northwest District residents were under the age of 18 compared to 19% (28,056) citywide. This indicator is still higher than the citywide average for the Progresso/Flagler Heights RAC, at 26% or 567 persons.

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Education and Employment

The distribution of education and employment is equally dissimilar. For persons 18 years of age and older, 73% (88,960) were high school graduates citywide with only 37% (2,288) of Northwest District residents and 49% (278) of the Progresso/Flagler Heights RAC residents being graduates. Educational attainment affects the kind, quality, and longevity of obtainable employment. Northwest District residents 16 years of age and older had an unemployment rate of 15.7%, compared to the City unemployment rate of 6.7%. Residents of the Progresso/Flagler Heights RAC portion of the NPF CRA had an unemployment rate of 9.1%, which is still significantly above that of the City.

Income

Income is affected in a similar fashion. Five of the six census tracts in the City that have median incomes below 70% of the City's median income are located in the Northwest District. In addition, 28% of all families below the poverty level reside there. Nearly four times as many families within the Northwest District (49% or 6,817) had incomes below the poverty level in 1990 compared to the City as a whole (17% or 24,793). Throughout the City, 5% of the households receive public assistance compared to 17.4% of the residents within the Northwest District. In contrast, 7.4% of the Flagler Heights RAC Areas receive public assistance. In addition, while 50% of the City's female-headed households with children under the age of 18 have incomes below the poverty level, 60% of those households in the Northwest District and 55% of the Progresso/Flagler Heights RAC residents fall into that category.

Circumstances for residents within the district are compounded by a high proportion of youth in the population, low educational attainment, and high unemployment rates. This situation may be even more severe, because minority youth unemployment is even higher. The 1995 Florida Department of Labor and Employment Security estimates that youth unemployment may be as high as 40%.

Housing

The Northwest District portion of the NPF CRA contains the highest proportion of substandard private housing of any area in the City. Throughout the area, blighting influences evolved during the four decades prior to the early 1980s. The degree to which this condition still exists in 1995 is indicated by a review of the City's records of building and zoning violations within the district. While the CRA contains only 8% of the total housing units and 8% of the occupied housing units in the City, one-third of all vacant, boarded-up housing units are located within the NPF-CRA boundaries.

The rate of home ownership has declined throughout Broward County since 1960. While the same is true for the City, it consistently has had the lowest rate of home ownership among the major cities in the County. The home ownership rate for the City was 56.2% in 1980. But by 1990, according to the census data, the rate had declined to 33.4%. The home ownership rate for the NPF CRA is well below the City's rate, with only 20% of the units occupied by owners.

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The 1990 Census data used in this analysis and additional indicators of the socio-economic fabric of the NPF CRA is shown in Table 2-1.

TABLE 2.1
 SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
Total # Persons	149377	16055	10.8	13882	86.5	2173	13.5
Total # Households	66440	5466	8.2	4658	85.2	808	14.8
Persons 0-18 Yrs of Age	28056	5464	19.5	4897	89.6	567	10.4
Persons Age 65 + Over	26562	1332	5.0	1227	92.1	105	7.9
# High School Graduates	28905	2044	7.1	1693	82.8	351	17.2
# Persons Employed	72643	5682	7.8	4635	81.6	1047	18.4
# Persons Unemployed	5208	972	18.7	840	86.4	132	13.6
Median Household Income	27239	12500	45.9	12500	NA	12500	NA
# Households Below 80% of Median	27577	4031	14.6	3346	83.0	685	17.0
# Households With Earnings	47903	3964	8.3	3239	81.7	725	18.3
# Households Receiving Public Assistance	3290	872	26.5	802	92.0	70	8.0
# Persons Below Poverty Level	24793	7408	29.9	6584	88.9	824	11.1
Year Round Housing Units	81268	6349	7.8	5353	84.3	996	15.7
# Occupied Housing Units	66440	5466	8.2	4658	85.2	808	14.8

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SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
# Owner-Occupied Units	36144	1089	3.0	1004	92.2	85	7.8
# Renter-Occupied Units	30296	4377	14.4	3654	83.5	723	16.5
Mean Contract Rent	447	315	70.5	291	92.4	363	115.2
Mean Housing Value	159900	55483	34.7	52550	94.7	61350	110.6
# Occupied Unit With Complete Plumbing	66056	5705	8.6	4905	86.0	800	14.0
# Units Lacking Complete Plumbing	472	107	22.7	85	79.4	22	20.6
# Renter-Occupied Units Lacking Complete Plumbing	299	61	20.4	49	80.3	12	19.7
# Units Overcrowded	5469	1370	25.1	1150	83.9	220	16.1
# Renter-Occupied Units Overcrowded	4012	1230	30.7	1015	82.5	215	17.5
# Unit Overcrowded But With Complete Plumbing	4810	1181	24.6	1024	86.7	157	13.3
# Substandard Units	5282	1288	24.4	1109	86.1	179	13.9
% Substandard of Occupied Units	8.0	23.6	24.4	23.8	20.3	22.2	3.3

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B. PUBLIC UTILITIES AND MAJOR INFRASTRUCTURE NEEDS

The NPF CRA is served by all public utility companies licensed to operate within the City providing electric power, natural gas, landline telephone service, and cable television. All utility lines are within recorded easements or rights of way.

An analysis was conducted of the entire NPF CRA to determine the adequacy of existing major infrastructure and to identify projected needs based on anticipated redevelopment and planned growth. Major infrastructure elements were categorized into water, sanitary sewer, and storm drainage. Other more general analysis included lighting, curbs and gutters, and sidewalks. Illustrative maps and cost estimates were prepared in order to show the relative area of needs and as a part of developing the Redevelopment Program for the NPF CRA.

Water System

The utility service offered by the City provides facilities to carry water that provides adequate water pressure as well as fire protection service. The analysis of the Water System for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations are provided as Exhibits to the Redevelopment Plan, and summarized as follows:

- Exhibit 3: NPF Water Mains - Overview summarizes locations for all sectors including the Northwest Residential Areas.
- Exhibit 4: NPF Water Mains - Sistrunk Corridor Area provides detail on locations within this sector.
- Exhibit 5: NPF Water Mains - Progresso Commercial Revitalization Area provides detail on locations within this sector.
- Exhibit 6: NPF Water Mains - Flagler Heights RAC Area provides detail on locations within this sector.

Northwest Residential Areas: 2 inch and 4 inch water mains have been replaced in the Franklin Park areas (i.e., west of 1-95). Remaining water main replacements in the area are programmed for 2003-2005, subject to change. Progresso Commercial Revitalization Area (now referred to as the Progresso Area) water main replacements will likely be constructed in conjunction with sanitary and storm sewer improvements in that area.

Sistrunk Corridor Area: A water main has been installed that is adequate to meet the corridor's current needs, including new development generally consistent with existing scale and building heights. However, should more intense or dense development be proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: To meet the anticipated needs of this light industrial area for fire service and water demand, upgrades to the water system to 10 and 12 inch mains will need to be provided. Upgrades to support renovations to existing buildings and new commercial development are typically passed on to the developer-owner.

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Flagler Heights RAC Area: The neighborhood areas of this sector will be adequately served by the current work programmed under the City's CIP. To allow the more intensive commercial and mixed-use development projected to occur along the major corridors of this area, an upgraded water main system of 10 to 12 inch mains will need to be installed to provide for the increased capacity needed for water demand and fire suppression service. Upgrades to support new commercial development are typically passed on to the developer-owner. As an inducement to redevelopment, consideration to publicly fund all or some of these improvements may be appropriate for inclusion in the CRA's funding program.

Between 2010 and 2015, an influx of new residential development has occurred in the Flagler Heights area, and as anticipated, certain CRA funds were utilized to assist in the utility upgrades.

Sanitary Sewer System

The City Administration is currently developing a variety of proposals that may result in a dramatic change in City policy with respect to the responsibility for payment of the installation of sanitary sewers in un-sewered areas of the City.

City Building Officials currently estimate that 95% of the residential community within the NPF CRA that have gravity sewers are properly connected. The analysis of the sanitary sewer system for the NPF CRA was divided into four sectors to help quantify and illustrate the needs for each of the major programmatic areas of the plan. Illustrative maps that graphically identify existing and proposed locations provided as Exhibits to the Redevelopment Plan, and are summarized as follows:

- Exhibit 7: NPF Sanitary Sewers - Overview summarizes locations for all sectors including the Northwest Residential Areas.
- Exhibit 8: NPF Sanitary Sewers - Sistrunk Corridor Area provides detail on locations within this sector.
- Exhibit 9: NPF Sanitary Sewers - Progresso Commercial Revitalization Area provides detail on locations within this sector.
- Exhibit 10: NPF Sanitary Sewers - Flagler Heights RAC Area provides detail on locations with this sector.

Northwest Residential Areas: The residential neighborhoods within the Northwest District have a sufficient gravity sewer system to serve the community with the exception of the northeast area bounded by N.W. 3rd Avenue to the FEC Railroad, and from Sistrunk to Sunrise Boulevard. This area is presently on septic tanks. From an environmental consideration, gravity sewer systems are more ecologically sound than septic tanks. With inadequately maintained septic tanks there is the concern that sewage material may leach out into the soil and penetrate the ground water, whereas a properly operating gravity system will handle, transport and process sewage material into treated effluent that is injected into rock strata far below the ground water strata.

Sistrunk Corridor Area: The present sanitary sewer system is sufficient to address the current and projected demands of this area. However, should more intense or dense development be

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proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: At present, this sector is served by septic tanks. In order to attract new business and to meet the current health code requirements, a new gravity sewer system should be installed for this area. Applicable health code requirements stipulate that any new development within a 1/4 mile radius of a gravity sewer system be required to connect to that system. Therefore, in order to avoid multiple private force mains in the City's public right-of-way and to better serve the economic redevelopment of this area, a new gravity sewer system is recommended.

Progresso RAC Area: This sector is adequately served by a gravity sewer system with the exception of N.W. 5th and N.W. 6th Avenues. It is anticipated that as this area commercially redevelops, that private developers-owners will provide the necessary upgrades to the sewer system to meet the needs of these businesses.

Storm Drainage System

The storm drainage system for the NPF CRA has been analyzed, and an illustrative map that graphically identifies problematic locations where maintenance or some improvements to the system are needed is shown in the Exhibits to the Redevelopment Plan and summarized as follows:

Exhibit 11: NPF Storm Drainage - Overview summarizes locations for all sectors of the major programmatic areas in the plan.

Northwest Residential Area: The northwest neighborhood areas are presently served with positive and exfiltration storm drain systems. These systems are providing adequate service to all areas with the exception of the area bounded by N.W. 9th Avenue to N.W. 15th Avenue and from Sistrunk Boulevard to Sunrise Boulevard. In this area it is recommended that a program be established to clean sand infiltrated storm drain lines in order to correct conditions preventing this section of the system from operating properly. In addition, a program is recommended to re-establish the swales existing in these areas in order to enhance drainage capabilities and reduce the infiltration of sand into the storm drain system.

Sistrunk Corridor Area: The present storm drain system is sufficient to address the current and projected demands of this area. However, should more intense or dense development be proposed that is consistent with the redevelopment plan for the corridor, additional upgrades may be necessary to meet those needs.

Progresso Commercial Revitalization Area: Currently, this sector is served predominately with a positive drainage system. Although this system provides adequate service to the area, improper dumping and illegal connections have created water quality problems affecting the system. Initiation of intense code enforcement in this sector is recommended as a means to properly rectify problems presently impacting the system.

Flagler Heights RAC Area: The present storm drain system is not sufficient to address the current and projected demands of this area. TIF funds may be needed to assist in system upgrades.

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Other Systems and Facilities

Streets: For roadways under the City's jurisdiction, which includes all the residential streets within the NPF CRA, the City provides funds in its CIP program for resurfacing. All such streets within the City are on a 15-year program for resurfacing. The City provides ongoing maintenance of its roadways.

Street Lights: The NPF CRA intends to assist in meeting the City's policy for lighting streets as established by the Florida Department of Transportation specifications for residential and commercial areas. Minor deficiencies will be corrected in accordance with the City's franchise agreement with Florida Power and Light.

Curbs and Gutters: Curbs and gutters do not exist in most of the residential neighborhoods within the Northwest District of the NPF CPA, and are not encouraged. Curbs and gutters prevent the proper use of swales that were intended for drainage through natural percolation in lieu of positive storm drain systems which would carry potential volatile materials such as oil to outfalls that are typically emptied into rivers and streams. Such practice could cause potential ecological problems with the natural habitat of these waterways.

Sidewalks: A field survey was conducted to determine the approximate locations where sidewalk systems are not present within the residential neighborhoods of the NPF CRA. Those areas without sidewalks in the Northwest District are mostly in the residential areas north of Sistrunk Boulevard and west of 1-95. In the residential section of the Flagler Heights RAC Area, almost no sidewalks exist along the residential streets. As the urban village concept for the Flagler Heights Area is defined, sidewalks and pedestrian amenities are envisioned to become a priority. Tax increment funds of the CRA may be needed to fund such improvements. Installation of sidewalks can be controversial in older neighborhoods that have previously existed without them.

C. VEHICULAR AND PEDESTRIAN CIRCULATION

Sunrise Boulevard and Broward Boulevard border the NPF CRA on the north and south while Federal Highway borders the east. All three are major arterial highways serving the regional transportation network. All three facilities operate over capacity in the NPF CRA vicinity. Andrews Avenue as a minor arterial highway provides the east-west separation of the two areas while Sistrunk Boulevard as a major collector highway links the Northwest District and the Flagler Heights RAC Area from east to west. N.E. 3rd Avenue running north-south through the center of the Progresso/Flagler Heights RAC is also a major collector.

Broward Boulevard particularly generates cut-through and speeding traffic within the Northwest District from motorists attempting to avoid delays during the peak hours. These facilities carry large volumes of Broward County Transit ridership, and are primary destination routes. All three streets have paved sidewalks, but the amount of traffic combined with the pedestrian volumes creates potentially hazardous and unsafe conditions.

Sistrunk Boulevard is the main thoroughfare of the Northwest District. It is both a gathering place and the center of the neighborhood commerce. In addition, Sistrunk Boulevard is a heavily traveled roadway facility, and potentially poses the most severe transportation problem affecting the entire area. All of these streets have high accident frequency rates that create an unsafe condition for accessing the neighborhoods for local residents as well as visitors to the area. The high volume of pedestrian and

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vehicular traffic into the neighborhoods also creates easy and plentiful access by outsiders, increasing the likelihood of occurrences of crime.

One of the planning techniques that has been utilized to change these facilities is the elimination of direct access to many local roads by the construction of cul-de-sacs, which reserves major access points through existing signalized locations. This technique should continue to be utilized as conditions warrant as well as measures to improve traffic signalization and cure poor alignments.

Sistrunk Boulevard

Although Sistrunk Boulevard operates well within its capacity, since it is the only facility between Sunrise Boulevard and Broward Boulevard, which goes under 1-95, it plays a significant role in the regional roadway system for the City. Traffic comes from both the neighborhood and commuters, leading to speeding and to cut-through traffic through other residential streets in the area. In addition, while its cross section is adequate to serve existing traffic volumes, there are numerous safety problems, including the large number of curb cuts and poor alignments.

While pedestrian traffic is extremely heavy on Sistrunk, there is insufficient walkway capacity, causing large numbers of pedestrian accidents. Additionally, there continues to be a severe parking shortage along this facility. Recommendations for improvements to this facility continue to include provisions for signage, utility placements, bus bays, and other auto and pedestrian safety features. New developments along Sistrunk Boulevard would be required to include sufficient parking; however, additional parking can be created at properly distanced locations to accommodate under-served existing uses. While the City has recently completed a well-designed streetscape program for the corridor, this program is recommended to be continued and expanded to provide additional enhancements to foster a pedestrian friendly environment for the area. Elements of the program could include additional paver blocks at major intersections as well as decorative improvements to the curb, gutters and sidewalks in the area, and improved signage addressing safety and identification needs of the neighborhood.

This section was retained from the 2001 Plan update:

Over the last several years, recommendations to improve the pedestrian and neighborhood business environment of the Sistrunk Corridor have suggested that this section west of Andrews Avenue to the corporate limits be converted from a four-lane divided road (2 lanes in either direction) to a two-lane divided road (1 lane in either direction), which would provide additional right-of-way to construct expanded sidewalks and other improvements to accomplish this objective.

Traffic counts taken in April 1995, along this section of Sistrunk suggested that an alternative strategy would be a proposal to allow for off-peak parking similar to that successfully allowed on East Las Olas Boulevard. These counts demonstrated that traffic flows along Sistrunk Boulevard vary during the day, and that four lanes were not needed at all times. The proposal was agreed to by Broward County that has jurisdiction on Sistrunk Boulevard. However, due to the speed of the traffic and the lack of indicators that allow on-street parking, vehicles are not parking on the street. At the time of the adoption of this Plan, the City with the help of a consultant is revisiting options for creating a truly pedestrian environment along the Sistrunk Corridor.

According to the Monthly Project Report for CIP project P10448 Sistrunk Streetscape and Enhancement, the construction was completed in January 15, 2013. Broward County fully accepted the project, closeout paperwork sent to FDOT/LAP was approved and final payment was provided to the General Contractor as of October 1, 2013. The major streetscape project included upgraded lighting, sidewalks and landscaping along Sistrunk Blvd and between US 1 and NW 27th Avenue.

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There remains another phase of this project called P 12096 - Sistrunk Enhancement Phase II- Underground Utilities. This project provides for the undergrounding of FPL electric distribution lines along Sistrunk Blvd from NW 9 Ave to N Andrews Ave. At the time of this update there is \$750,000 in the project account for this project. There has been no progress to date made with this project.

N.W. 7th/9th Avenue Connector

The N.W. 7th/9th Avenue Connector had been proposed for many years as an important roadway improvement having significant regional, local and neighborhood area benefit. As part of a proposed transportation master plan designed to improve roadways and traffic flow from Sunrise Boulevard to Las Olas Boulevard, the connector portion of the proposed roadway was planned to provide a divided four lane highway connecting N.W. 9th Avenue south of Sunrise Boulevard to N.W. 7th Avenue in the general vicinity either south or north of Sistrunk Boulevard. This project as originally approved has been determined infeasible because of increased cost. The remainder of this section is kept as it was written in the 2001 Redevelopment Plan for historical perspective.

Traffic conditions in the general corridor area vary considerably. Because N.W. 7th Avenue and N.W. 9th Avenue have available traffic capacity in this vicinity of the corridor, the proposed connector has the potential to divert traffic from the overcapacity roadways such as Sunrise Boulevard, Broward Boulevard and Federal Highway. In addition to improving north-south traffic flow and reducing accidents affecting both pedestrian and vehicular traffic, the improvement will have other positive benefits by stimulating redevelopment and revitalization efforts within the NPF CRA.

A summary of identified benefits of the N.W. 7th/9th Avenue Connector Project follows:

- Improve traffic capacity and traffic flow into downtown Fort Lauderdale thereby relieving over-capacity roadways.
- Improve traffic capacity and traffic flow into major public facilities such as the Performing Arts Center, the Museum of Discovery and Science, and the proposed New World Aquarium.
- Provide a stimulus to important redevelopment efforts by improving traffic flow in connection with the Northwest Redevelopment, including the proposed Northwest Branch Post Office, and the Northwest Branch Medical Facility.
- Reduce traffic accidents within the corridor area due to improved traffic flow and intersection improvements.
- Improve community cohesion and quality of life by reducing cut-through traffic within the residential areas.
- Provide, through right-of-way acquisition, opportunities to correct incompatible land use between existing residential and industrial uses within the proposed corridor area.

As demonstrated above, the implementation of the N.W. 7th/9th Avenue Connector Project will significantly improve the regional transportation network while producing considerable additional benefits consistent with the improvement plans for the neighborhood area.

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Flagler Heights RAC Area

Field studies carried out in connection with the master planning process for the entire Downtown Regional Activity Center have identified major roadways within the RAC that are best suited to encourage pedestrian activities while others that best serve as major vehicular corridors. By identifying those streets best suited primarily for pedestrian oriented commercial uses at the ground floor level and those streets best suited for providing visual appeal to the motorist and safe access for the pedestrian, it is felt that the City can better plan the types of uses and development to be permitted along these major arterial and collector roadways.

At the time of the adoption of this Plan Update, the City's Office of Community and Comprehensive Planning is in the process of creating a street hierarchy for the entire Progresso/Flagler Heights Area.

The development of streetscape design standards is anticipated to be recommended after Redevelopment Plan adoption in order to introduce street furniture, landscaping, and other special design elements that will help create either pedestrian-oriented or image-oriented environments envisioned for these streets. As relates to this Redevelopment Plan, prioritization of such a program for Sistrunk Boulevard to include the proposed image enhancement features east of Andrews Avenue and the pedestrian-oriented features west of Andrews Avenue would serve as an excellent project to help unify and link the efforts of the Northwest District and Flagler Heights RAC Area of the NPF CRA. Other important areas of emphasis for the Flagler Heights RAC Area are improvements to Andrews Avenue and N.E. 3rd Avenue.

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SECTION 3

DEVELOPMENT REGULATIONS AND CONTROLS

The NPF CRA is approximately 1,298 acres, of which 1,103 acres are within the Northwest District and 195 acres comprise the Flagler Heights RAC Area. Within the NPF CRA are approximately 4,331 tax parcels of land containing approximately 3,451 buildings and 5,206 dwelling units, according to the 1995 records of the Broward County Property Appraiser's Office.

A. LAND USE AND ZONING

Analysis of the previously approved Land Use Modifications for the NPF CRA is provided below for the Northwest District Area and the Flagler Heights RAC Area. A general description of proposed revisions to development regulations including zoning, design standards and other public controls is also provided in order to identify plan implementation techniques to achieve proposed future land use objectives.

Northwest District Area

A detailed review of existing conditions and analysis of land use for the Northwest District Area was done to assess compatibility of existing residential and commercial uses, and to identify proposed changes in land use to better foster and assure the long range success of planned redevelopment efforts for this area. The analysis revealed that revisions were needed to the City and County future land use plan. Proposed revisions include changing land use designations to better conform to existing conditions where such changes in use will encourage compatible residential and commercial development as well as foster redevelopment that will be in keeping with surrounding uses within this area. Several house cleaning items were also identified in order to clarify the permitted availability of public services such as existing parks and open space, public utilities, and newly constructed transportation facilities. The land use most appropriate to achieve the necessary changes, as permitted by the Broward County Future Land Use Plan, is the Regional Activity Center (RAC) land use. This land use category permits density to be moved within an area (in order to create mixed uses where needed to support redevelopment while preserving existing, lower density areas), and also allows uses such as parks and open space.

With respect to residential land use these changes involved the need to re-designate the future land use of the area to support the type, size and tenure of the existing housing stock and the anticipated low to medium density residential growth that is being encouraged for this area. Zoning changes, where appropriate, will be done to accommodate these proposed changes. By removing the potential for higher density development inconsistent with the surrounding neighborhood, these changes are anticipated to further stimulate planned residential development for the neighborhood area that will mostly be accomplished through infill techniques, encouraging single-family detached housing. Other areas containing existing medium and higher density housing, where rezoning is not needed to maintain consistency with the predominant surrounding use, will not be changed.

Rezoning to increase the depth of lots in areas encouraged for commercial redevelopment will be evaluated on a case-by-case review to assure that rezoning only receives favorable recommendations when the development has unity of title and access from frontage on major or minor arterial streets (such as Andrews Avenue, Sistrunk Boulevard, appropriate portions of N.W. 22nd Road) and when otherwise found to provide adequate buffers and setbacks that properly protect any abutting residential uses.

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Both residential and commercial development opportunities will be created along the Sistrunk Corridor. Currently zoned for Community Commercial (CB), a zoning district with a purpose of meeting the shopping and service needs of a community within the scale intended to limit the impact on surrounding residential area proposed rezoning will allow for the mixed-use development along the corridor. The Regional Activity Center (RAC) land use permits mixed uses, both horizontally and vertically, and the zoning will be designed to allow such mixed uses, where appropriate, to provide further incentives to induce private reinvestment. The new zoning will be designed to foster the redeveloping of the corridor as a pedestrian friendly center for commerce and neighborhood identification, while maintaining the integrity of the adjoining residential neighborhoods through adequate buffers, setbacks, and other controls regulating bulk. Special emphasis on promoting alternative housing options for the Sistrunk Corridor and other residential areas within the Northwest District is proposed to be provided through the creation of new RAC zoning codes by allowing other development techniques that produce affordable housing such as zero lot line and cluster housing options.

Flagler Heights RAC Area

The Flagler Heights RAC Area is designated, in part, on the Future Land Use Plan as a portion of the Downtown Regional Activity Center. The RAC land use designation presently extends from Sunrise Boulevard on the north to the Tarpon River on the south, with the eastern and western boundaries running generally along Federal Highway and the FEC Railroad.

Prior to designation of this area as Regional Activity Center (RAC) land use the Flagler Heights RAC Area contained myriad zoning districts, including medium density residential and commercial retail and services (B-1). This has allowed this area to develop into a wide range of uses, including a variety of low to moderate income residential housing, interspersed with commercial service and retail uses and small professional offices.

As of Redevelopment Plan adoption, new zoning for this area was developed as part of the Regional Activity Center Master Plan. The major purposes of the RAC land use designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel and provide incentives for quality development, and give definition to the urban form.

The proposed new zoning district to be created for that portion of Flagler Heights RAC Area situated north of N.E. 4th Street is RAC-UV. It will allow and promote medium density mixed use development and redevelopment. The remaining portion to the south of N.E. 4th Street is proposed for more intensive downtown commercial office use (RAC-CC) or more transitional uses buffering commercial from residential (RAC-EMU). Within the Flagler Heights RAC Area, proposed design guidelines and development standards were adopted in conjunction with the RAC zoning ordinance to foster and encourage development taking the form and creating the environment typical of an urban village. Proposed uses include offices, shops, studios for craftsmen, artists and professionals, mixed with residents, restaurants, pubs, and galleries.

The concept of encouraging development of an urban village near the City's downtown center provides for an identifiable community to better reflect existing development patterns. This permits a mix of uses which provide employment opportunities, a wide range of housing types, and commercial retail and service uses to serve the neighborhood. Through this new zoning, private reinvestment in the area is anticipated to be induced by allowing an increase in the density and intensity of uses, where land is aggregated and located on the major arterial streets of Federal Highway, N.E. 3rd Avenue, Andrews Avenue, and Sistrunk Boulevard. In order to protect neighborhood integrity, other proposed zoning changes within this district focus more attention on

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neighborhood protection through setback requirements, landscape buffering, maximum height limitations, as well as on the development of well integrated land uses which relate to the existing street patterns.

In addition, the environmental land along the north fork of the New River will be examined for proper zoning regulation. It is anticipated that this area can be appropriately protected through design standards.

B. OTHER IMPLEMENTATION TECHNIQUES AND PUBLIC CONTROLS

Zoning is only one of the many implementation tools available to the City in order to implement provisions of the Comprehensive Plan and this Redevelopment Plan. While zoning provides the regulatory framework to guide private property development in a manner which produces the desired result, additional public measures and controls necessary to assure the successful redevelopment of the NPF CRA are at minimum identified as follows and made a part of this Redevelopment Plan.

Design Guidelines

This Redevelopment Plan shall be controlled by urban design guidelines adopted by the City and incorporated into zoning. For areas within the NPF CPA it is anticipated that these areas would at least include the Regional Activity Center, other areas encouraged for mixed-use development, and other types of development when use of performance measures and design standards is deemed appropriate in providing the flexibility needed to induce private investment while protecting the needs and standards of the community. The purpose of such guidelines is to incorporate, through zoning, design features needed to achieve a harmonious relationship between buildings, their surrounding uses, and areas for pedestrian and vehicular circulation in order to better set forth a cohesive plan for achieving community standards.

As appropriate for specific programs or projects, design guidelines shall be approved by the City and/or CRA, and incorporated in the appropriate program policies, solicitations for participation, requests for proposals, etc.

Development Review

A primary objective of the Comprehensive Plan and this Redevelopment Plan is to achieve new development and redevelopment of high quality. By ordinance, the City has established and administers a development review process. The City's Development Review Committee (DRC) reviews all proposals for new development and redevelopment meeting certain development thresholds to assure compliance with applicable codes, and other established standards that better assure compatible and high quality development. This review is in addition to and occurs prior to any required review and approval of site plans before the City's Planning and Zoning Board. Except for some areas involving residential construction of less than 5 units or non-residential development of less than 5,000 square feet of gross floor area, virtually the entire NPF CRA is protected and better assured of high quality development through this additional level of professional review by appropriate City officials.

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Land Assembly

In addition to right-of-way acquisitions needed for public transportation facilities and possible open space, public land assembly may be used as a government intervention technique or predominant method of redevelopment programming to foster private redevelopment. In connection with those programs, projects or activities where land assembly for private disposition and use is deemed appropriate, the purpose, intent and objectives of the Redevelopment Plan shall be protected and preserved by the incorporation into restrictions or covenants running with the land, if sold, or as restrictions or conditions of a lease or other instrument of conveyance or use. Prior to the disposition of any such public property acquired directly in connection with this Redevelopment Plan, the City or CRA shall approve conditions of control deemed appropriate at the time to facilitate the intended program, project or activity while adequately protecting the intent and objectives of the Redevelopment Plan.

Code Enforcement

Problems caused by disinvestment, neglect, unsafe conditions, or illegal uses are prevalent in the NPF CRA, and the entire area is in need of aggressive code enforcement of the City's zoning and building codes. Continuation of a concentrated and systematic code enforcement program in the NPF CRA by the City's code enforcement team and code inspectors is necessary, with initial priority given to enforcement within industrial areas and areas identified in the annual CRA Strategic Plan where many illegal uses are thought to exist that affect the quality of the surrounding neighborhood areas.

The CRA may from time to time utilize code enforcement efforts, programs or initiatives to bring target projects and properties into compliance. The CRA may fund a special program for work above and beyond the current level of service with property owners within the CRA to bring properties into compliance with City Codes.

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SECTION 4

IMPLEMENTATION PLAN AND FUNDING PROGRAM

The Community Redevelopment Plan for the Northwest — Progresso - Flagler Heights Community Redevelopment Area (NPF CRA) shall be generally carried out and funded as summarized below.

A. MANAGEMENT PLAN AND INTERGOVERNMENTAL COORDINATION

The City Commission adopted Resolution No. 89-90 on April 18, 1989, establishing the Fort Lauderdale Community Redevelopment Agency (CRA), and naming the City Commission as the Board of Commissioners for the Fort Lauderdale CRA. The Fort Lauderdale CRA either receives staff assistance and support from City staff under a Services Agreement between the City and the CRA or employs full-time personnel as contract employees.

The CRA may hire consultants and independent contractors from time to time as needed to further the redevelopment programs and projects within this plan.

The Fort Lauderdale CRA has the responsibility of providing policy and management oversight in carrying out the programs and objectives of this Redevelopment Plan.

A fifteen (15) member Advisory Board comprised of residents, property owners and others that have interest in the NPF CRA was created. The Board provides advisory input for the entire Northwest - Progresso - Flagler Heights CRA. A composition of nine to ten representatives from the Northwest District, with the balance from the Flagler Heights RAC Area may be considered. A standing subcommittee composed of Northwest District representatives formerly served as the advisory body for the Northwest Neighborhood Improvement District.

The NPF CRA Advisory Board shall be advisory to both the City and CRA, and help assure that the work of redevelopment shall be carried out pursuant to the plan. Coordinating opportunities for citizen input and participation in finalizing or refining program and project plans, and in establishing priorities for preparation of the annual public improvement program budget are envisioned as primary responsibilities of the proposed Advisory Board. The advisory board will assist in recommending the prioritization of uses of these resources in balancing the competing needs and funding proposals.

Intergovernmental Coordination

After adoption of the Redevelopment Plan by the City and approval by the County, discussion and preparation of an Interlocal Agreement with Broward County will be initiated. The NPF CRA is contiguous to the Broward Central County CRA. Maximum economies of scale could also be obtained for infrastructure projects involving design and installation of similar work components that are planned for both the NPF CRA and Central County CRA. Additionally, to fully implement the vision for the NPF CRA, direct funding assistance from Broward County (in addition to tax increment contributions) may be necessary to achieve the maximum redevelopment potential for the area.

Either through an Interlocal Agreement or other form of agreement, the intent is to provide for the cooperative management and implementation of projects having regional magnitude such as the N.W. 7th/9th Avenue Connector Project. A proposal to establish a parking program for the Sistrunk Boulevard Corridor is another example of coordination that should occur between the City, the CRA, and the County.

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B. SOURCES OF REVENUES AND FUNDS

The primary sources of recurring revenues and other funds available or projected for use in connection with this Redevelopment Program are briefly described as follows:

Federal and State Housing and Community Development Funds

Federal and State Housing and Community Development Grant funds are considered a viable source of annual recurring revenue that can be used in addressing many of the identified funding needs of this Redevelopment Program. In spite of the current trends to cut-back and consolidate governmental domestic funding programs, programs such as the Community Development Block Grant (or successor grant program(s)) are anticipated to remain available for use in conjunction with the Redevelopment Program for the NPF CRA.

Currently, the City prepares a Five (5) Year Consolidated Plan for Federal funding, and a Three (3) Year Local Housing Assistance Plan for State funding. The general purpose of these plans is to identify community revitalization needs and to design, develop and implement infrastructure and economic development and housing program to address those needs. As to resources made available to the City, approximately \$1,500,000 is allocated annually to housing improvement programs designed to assist low and moderate income persons. The primary sources of funds for such programs include, but are not limited to, the Federal Community Development Block Grant Program (CDBG) and Home Investment Partnership Program (HOME), and the State Housing Initiatives Program (SHIP). As part of the Redevelopment Plan for the NPF CRA, the City intends to continue this general level of annual funding commitment from these sources (or successor programs) to aid in the preservation and expansion of affordable housing available to low and moderate income persons as well as others. While these programs are available Citywide to eligible persons, activities have been concentrated in the Northwest District, based upon the high level of need in that area.

Previously, the City has committed \$1,000,000 annually from its CDBG funds to provide infrastructure improvements to the Northwest District. To assist in the implementation of this Redevelopment Program, to the extent funds are available, this level of funding shall be continued to support NPF CRA infrastructure and community-economic development projects and activities undertaken in accord with this Redevelopment Plan. Additional uses of CDBG funds shall also be considered, as needed and available, as inducements to support private sector development initiatives within the NPF CRA.

Northwest Neighborhood Improvement District

The following section remains unedited for historical perspective; however, the Northwest Neighborhood Improvement District no longer exists as a district as of 2015.

That portion of the NPF CRA situated west of Andrews Avenue represents the adopted boundaries (Ordinance C-87-98) of the Northwest Neighborhood Improvement District that was created pursuant to Florida Statutes, Chapter 163, Part V. As part of the available statutory incentives, a funding request can be made to the Florida Department of Legal Affairs each year prior to October 1 to submit within their budget request to the legislature provisions to fund capital improvements. The request may be made to fund 100% of the capital costs for 25% of the district area within a State Enterprise Zone. The request may also seek a 100% matching grant for the remaining 75% of that portion of the area that is in the enterprise zone. While

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over the last several years such funding requests have not been approved by the State legislature due to State funding limitations, over the duration of the Redevelopment Plan, it is possible that this provision of the legislation may become active and should be considered at such time.

This district is also authorized to impose up to a 2 mill special district tax for improvements receiving voter approval of the residents within the district. The Northwest District is composed substantially of low and very low income persons, many of whom are elderly and on fixed incomes. While the residents in the area may not be able to support such an additional tax burden at this time, consideration of this financing tool may be given in the future especially for a project(s) having broad-based support and community appeal.

State Enterprise Zone Program

The following section remains unedited for historical perspective; however, the State Enterprise Zone Program is no longer active as a district as of 2015.

The NPF CRA is located in one of the twenty (20) Florida Enterprise Zones (EZ) designated in July 1995, and in effect until year 2005. The EZ Program provides Florida state tax incentives to businesses locating in or hiring residents of the zone, and is meritorious in its own right as an inducement to business retention, expansion and attraction. However, the State EZ designation, as an important indicator of an area of concentrated urban distress on a state-wide scale, is typically relied on in applying for competitive State or Federal grant resources that are available now or could be available in the future to fund many of the projects and activities contemplated in the Redevelopment Program for the NPF CRA.

Tax Increment Financing

As established by the Florida Community Redevelopment Act, tax increment financing ("TIF") is to be used to finance the implementation of this Redevelopment Plan. Tax increment allows the CRA to receive funds from contributing taxing authorities (based on statutory formula and annual millage rates) for the increase in taxable property value occurring after the adoption of a redevelopment plan. This financing tool allows the CRA to use funds to assist in paying for improvements and assisting redevelopment activities within the NPF CRA that are identified as needed to further stimulate and induce private reinvestment and redevelopment in the area.

The contributing taxing authorities for the NPF CRA are: Broward County, the City of Fort Lauderdale, and the North Broward Hospital District. The 1995 Preliminary Tax Roll reports \$211,584,410 in taxable property value for the NPF CRA. This is the base value for purposes of calculating the amount of tax increment to be appropriated by the taxing authorities in future years.

Each year the taxing authorities appropriate the amount of the incremental increase in ad valorem property tax revenue in the NPF CRA, which funds are deposited in the redevelopment trust fund for the NPF CRA created by an ordinance of the City of Fort Lauderdale. Monies in the community redevelopment trust fund may be used by the CRA from time to time to pay some or all of the costs of undertakings contemplated by this Plan.

The CRA should when appropriate and with the approval of the City Commission issue bonds secured in whole or in part by the proceeds from TIF deposited in the redevelopment trust fund to accelerate the funding and implementation of the redevelopment program in this Plan.

Funds in the Redevelopment Trust Fund may be transferred from time to time, be it at the end of each fiscal year or at other times, from the trust fund to separate project accounts. Those transferred funds may then be

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retained in those accounts until needed for the project, undertaking or expenditure for which they are designated. Such funds may be used as contemplated by this Plan.

City Capital Improvement Plan (CIP) Program

The City annually updates and funds its Five (5) Year Capital Improvement Plan ("CIP") Program. The CIP is comprised of various funding sources, including general fund, enterprise funds, grant resources, other private and public contributions, etc. Capital projects costing in excess of \$5,000 and having useful life generally in excess of five (5) years are typically programmed in the City's annual CIP. The identified infrastructure improvements to be undertaken by this Redevelopment Program have included \$5,320,038 in upgrades to the water main systems in the NPF CRA. . Some of the proposed improvements to the infrastructure, such as sanitary sewer installations in commercial districts, should be included in future CIPs with identified source of funds to be derived by special assessment to the benefiting property owners.

The time period and amount for each type of capital improvement are estimates as of the time this Plan was adopted. It is possible and, in fact, likely, that some projects may for a variety of factors extend into one or more time periods before completion or may be accelerated and moved up into a more recent time period. The City Commission shall have the authority and discretion to make such adjustments to the amounts in each time period as deemed necessary and appropriate to best implement the provisions of this Plan.

Conclusion on Funding Sources

Other funds, including those that may be made available from private participating parties, will be sought and utilized as deemed necessary and beneficial. Allocation of additional CDBG funds, other Federal and State grant funds, City CIP funds, and the use of Tax Increment funds are all identified sources of revenues that, over time, can be used to carry out the projects and objectives of the Redevelopment Plan.

Property Acquisition and Disposition

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions and dispositions using funds available to the CRA. This may include the necessary expense of contamination cleanup and site preparation when needed, with CRA Board approval. From time to time, the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

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SECTION 5

COMMUNITY REDEVELOPMENT PROGRAM AND STRATEGIES

A. GENERAL CONCEPT AND STRATEGIES

The City and CRA consider the following list of capital projects and public improvements important to the successful redevelopment and revitalization of the NPF CPA. Other projects and activities may be identified after public consultation in conjunction with the annual budget preparation process of the CRA and the City. Whether funded and carried out by the Fort Lauderdale CRA, the City of Fort Lauderdale, or Broward County through Interlocal Agreement, the following outlines the basic programs and strategies forming the essential physical improvement and project plans for the NPF CRA.

- Neighborhood Housing Improvement Programs
- Neighborhood Infrastructure Improvement Program
- Sistrunk Corridor Area Improvement Programs
- Northwest (formerly Progresso) Commercial Revitalization Improvement Program
- Flagler Heights RAC Area Improvement Programs
- Targeted Project Areas
- General Real Estate Redevelopment Initiatives
- Transportation Initiatives (Including parking lot developments)
- Safety and Security Initiatives
- Climate Change Adaptation Programs
- Public Art and Events Activities to promote redevelopment
- Public Improvements

Priority consideration shall be given first to the funding and implementation of those basic physical improvement programs and projects that through upgrades to the infrastructure will improve the quality of life in the neighborhood areas of the NPF CRA, and to those programs for improvements to the business and commercial sectors of the NPF CRA that will provide the infrastructure support and improved environmental conditions needed to foster thriving small business and compatible commerce in the NPF CRA.

B. NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAMS

Vision Statement

The Northwest - Progresso - Flagler Heights Redevelopment Plan is designed to preserve, enhance and protect the residential character and scale of the Northwest District and provide for new housing and improved neighborhood services while also encouraging new residential and commercial development within an urban village design approach for the Flagler Heights RAC Area. These redevelopment efforts will only benefit the existing residential population within the NPF CRA, and provide positive

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improvement to the physical, environmental and social quality of the neighborhoods located within the NPF CRA.

Program Description

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand the affordable housing in the entire redevelopment area. Housing preservation will be provided through the Owner Occupied Residential Rehabilitation Loan Program and the Housing Recovery Program which provide funds to low income homeowners to upgrade and improve their homes. Preservation of rental housing stock will be facilitated through the Rental Rehabilitation Program. The supply of affordable housing within the NPF CRA will continue to be increased through ongoing purchase assistance programs and targeted infill development projects. The City's Purchase Assistance Program provides down payment assistance to eligible home buyers and will continue to be targeted in the NPF CRA. The City's Infill Housing Program has already fostered the redevelopment of the Dorsey Heights area through the construction of single family homes. This infill program will continue in Dorsey Bend.

C. NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROGRAM

Vision Statement

Improvement of the infrastructure within the residential neighborhoods for the entire NPF CRA is a major implementation element of the Redevelopment Program. For a number of years, the City has set aside \$1,000,000 annually for infrastructure projects for the Northwest District. This has already resulted in significant improvements to the parks and public facilities in these neighborhood areas. This financial commitment is no longer a secured source of funding for the CRA. Future efforts will involve working with the neighborhood and civic associations within the NPF CRA to prioritize the infrastructure needed for affected neighborhoods.

Program Description

The Neighborhood Infrastructure Improvement program provides for upgrades to water mains, installation of new sanitary sewers, and maintenance and improvements to the storm drain system. In early 2000, the total estimated cost of this project was \$9,564,088. This included \$4,077,000 for water mains, \$4,987,008 for sanitary sewers and \$500,000 for storm drain and swale reclamation programs. Should neighborhood residents desire sidewalks, an additional \$1,000,000 is estimated to implement this option.

D. SISTRUNK CORRIDOR AREA IMPROVEMENT PROGRAMS

Vision Statement

The Sistrunk Corridor is the traditional center of commercial activity for the City's African-American community. Sistrunk Boulevard is a mixed-use corridor. In addition to the low to medium residential uses, there are approximately 135 businesses and offices located along Sistrunk Boulevard. Most of these businesses are supported by the surrounding neighborhood. In keeping with the recommended strategy of both the City's adopted 1989 Safe Neighborhood Act Plan and the approved 1995 Empowerment Zone

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Strategic Plan for Sistrunk Boulevard, this Redevelopment Plan establishes the Sistrunk Corridor Area Improvement Program in the Midtown Business District and the Sistrunk Commercial Node Program to formalize the implementation and funding plan for these activities.

Program Description

Sistrunk Corridor Area Improvement Program: This Program primarily provides for parking, pedestrian use, and redevelopment of buildings and the upgrade of existing water lines to support mixed use development along the boulevard. Future plans may also call for additional streetscape improvements such as lighting, landscaping and signage to provide for improved security and identification along the roadway and medians.

Also, while Sistrunk Boulevard serves the regional transportation network as a major collector roadway, fostering the economic revitalization and neighborhood redevelopment of the Northwest District I is of paramount importance.

The CRA has begun land acquisition of commercial properties to facilitate private sector redevelopment by disposing of the properties in a manner that facilitates development either by land/building markdowns or some other form of incentive.

This project provides for the development of commercial nodes to help revitalize Sistrunk as a mixed-use corridor providing business opportunities and essential neighborhood services to the surrounding neighborhood. There is a sufficient population base surrounding the Sistrunk-Corridor to support a neighborhood-based commercial area. The City has already instituted a Facade Improvement Program to help improve the condition of commercial areas along the corridor. This program is proposed to be expanded and supplemented by a business revitalization program designed to assist the mixed-use development of the corridor. The first commercial node to be programmed for development is estimated to contain approximately 20,000 square feet of commercial/retail space, and is envisioned to serve as a business incubator that will facilitate small business development. This concept is designed, in part, to capture the entrepreneurial spirit in the community and provide an opportunity for neighborhood area residents to directly participate in this economic and business development activity. Space in this facility could be made available to start-up retail businesses with an emphasis on attracting entrepreneurs from the surrounding neighborhoods. Additional commercial nodes can be programmed in future years based on continuing need and availability of funds. The City-owned parcel located at N.W. 7th Avenue and Sistrunk Boulevard could be targeted as a location for commercial node.

E. PROGRESSO COMMERCIAL REVITALIZATION PROJECT

Vision Statement

The Progresso Commercial Revitalization Project is a comprehensive program to redevelop a deteriorated industrial area of the City. This area has the potential to serve as a major source of investment and employment for the surrounding community. However, concentrations of undesirable uses, such as junk yards, salvage operations and other undesirable uses have stymied investment in this area. As a result, surrounding properties have deteriorated which has further depressed the economic viability of the area.

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Consistent with the 1989 Safe Neighborhood Act Plan, this project was further refined during the 1995 Empowerment Zone Strategic Plan process to develop at least a first phase and a potentially stand-alone program for the redevelopment of this area into a commerce park of approximately 20 acres. The first phase program consists of (a) concentrated code enforcement to require property owners to conform business uses to the applicable requirements of the zoning and building codes; (b) inspection of appropriate public infrastructure to facilitate business expansion and new commercial development; and (c) other strategic programs designed to fund activities that would assist in the transformation of this area into a commerce park.

Further development of these programs shall be based on availability of funds and a final determination of the selected corridor for the N.W. 7th/9th Avenue Connector Project. Under this approach, a comprehensive renovation of the existing structures, coupled with spot clearance and new infill development, could be achieved within a reasonable time frame and budget and within the resources of the Fort Lauderdale CRA.

Program Description

This project would concentrate on improvements in the commercial-industrial area between Sistrunk Boulevard and Sunrise Boulevard and N.W. 9th Avenue and N.W. 5th Avenue. Public improvements would include the installation of sewers, upgrades to the water system, and road and signage improvements. Future funding would also attempt to program funds to allow for the acquisition of properties to eliminate undesirable uses through voluntary and negotiated sales, or to provide publicly-owned frontage or right-of-way to make area compatibility improvements that provide better separation and identification of the commerce park area. Initial project implementation activities will commence with concentrated code enforcement coupled with preparation of plans to provide for improvements to the infrastructure and identification of this commercial business district.

The total estimated cost for this project was \$3,000,000, which consisted of \$1,313,340 in sewer and water improvements, \$186,000 in street and signage improvements. Funding for other strategic programs of at least \$1,500,000 was included in this estimate for activities such as negotiated land purchases and programs to improve the environment, image and identification of this area.

F. N.W. 7th/9th AVENUE CONNECTOR

Vision Statement

The proposed N.W. 7th/9th Avenue Connector is planned to complete an important north-to-southbound arterial corridor which is currently disjointed at Sunrise Boulevard. It will provide an important reliever corridor to other major north-southbound arterials and will serve as a vital transportation link for the benefit of the overall local and regional transportation network. Through the realignment and construction of that corridor, the need for cut-through traffic to rely on the use of inappropriate local collector roads will be greatly reduced for the benefit of the surrounding neighborhood area.

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Program Description

This project has been on the Metropolitan Planning Organization's (MPO) list since at least 1989, and is vigorously supported by the City. Since 1990 funds have been programmed in the City's Five (5) Year Capital Improvement Plan (CIP). While Alternative 1 described below represents the proposed corridor adopted by both the City and the County in the Traffic Circulation Element to the Comprehensive Plan, Alternative 2 provides for another route as recommended in the 1989 Safe Neighborhoods Act Plan. An illustration showing both corridors is provided as Exhibit 11 in this Redevelopment Plan. After the adoption of the Redevelopment Plan, further engineering study of these two alternatives, as well as others, would be desirable to better determine the essential costs prior to making a final selection of the most beneficial alignment. Public participation will be encouraged in the review, analysis and recommendations of the final corridor to be selected. Through Interlocal Agreement with Broward County, project management responsibility could be assumed by the Broward County Traffic Engineering Department if mutually agreed to between the City and the County.

The following provides a general comparison discussing the merits of both alternatives as illustrated by Exhibit 12 found in Exhibits to the Redevelopment Plan.

Alternative 1: Starting at the intersection of Sunrise Boulevard and N.W. 9th Avenue and transitioning to N.W. 7th Avenue north of Sistrunk Boulevard, this corridor cuts through the heart of the most significantly blighted portion of the Northwest District comprised of non-conforming or incompatible industrial uses and some obnoxious uses given their proximity and relationship to the inadequately buffered surrounding residential areas. This alternative has undergone preliminary engineering validating it from a traffic way perspective. However, the estimated cost of environmental clean-up has not been fully studied and clean up may be so expensive as to prohibit this alternative final consideration as a practical matter in view of potential limitations to available funding.

As a redevelopment tool, this alternative could greatly benefit the surrounding neighborhood, but only if full funding is obtainable. Under this approach, assuming that roadway funds can be programmed and secured, then with additional local funds the assemblage program would be expanded to include adjoining properties so that a commerce park could be newly constructed in accord with design standards and site planning compatible to the neighborhood. This would, in essence, force the substantial clearance of detrimental industrial and commercial uses, providing the opportunity for the new construction of compatible, job creating commercial-industrial uses in addition to the new corridor.

Alternative 2: Starting at Sunrise Boulevard and proceeding along a widened N.W. 9th Avenue until it intersects at Sistrunk Boulevard and transitions through to N.W. 7th Avenue, this corridor runs along the perimeter of the most significantly blighted and presumably most costly to acquire portion of the Northwest industrial area. While some detrimental industrial properties would be cleared, this corridor avoids those that may impose such excessive costs necessary to mitigate environmental hazards as to jeopardize the feasibility of the entire project.

This corridor provides a more logical and compatible separation between residential and industrial uses from a land use perspective. Under this approach, improvement to the core industrial area would be accomplished through code enforcement, complemented by infrastructure improvement programs and other forms of assistance. As a renovation and infill development program, the physical improvements are not likely to provide the design integrity that can be accomplished by

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clearance and new construction, but from a cost perspective, this alternative might present the only fundable approach that still achieves the traffic way objectives of the project while fostering redevelopment benefits and employment opportunities for the neighborhood.

Other Alternatives: After reexamination of the two alternatives described above, it should also be understood that other alternative alignments within this area may also be available that accomplish similar land use; redevelopment, economic development, and cost efficiency goals. Under either Alternative 1 or 2 (and most probably all others), a small number of residential apartment units will need to be acquired. Any other alternatives considered should also plan to minimize displacement of residents. Displaced families will be provided with relocation advisory and financial assistance in accord with applicable Federal and State laws.

The estimated cost of this project, under either alternative, as of 1995 was at least \$21,000,000, which includes engineering, right-of-way acquisition, building demolition, and construction. Funding sources include 80% Federal, 10% State, and 10% local to be split between the City and the County. Depending on selection of the ultimate corridor between Alternatives 1 and 2, or others, project costs may increase due to unknown expenses associated with environmental clean-up. Should a more comprehensive clearance program be adopted to provide a commerce park, under a new construction approach in the vicinity of the corridor, sources of funds for these additional costs would need to be identified. Such a project might be appropriate for future consideration as a joint undertaking between the City and the County, which could be further developed and approved through an Interlocal Agreement.

As of the 2015 Plan update, the status of the 7th/9th Connector project as originally approved has been determined infeasible because of increased cost. NW 9th Avenue between Sistrunk Blvd and Sunrise Blvd is now programmed for Complete Streets streetscape enhancement projects and NW 7th Avenue between Broward Boulevard and Sunrise Boulevard has been identified as needing design and implementation considerations such as bicycle and pedestrian infrastructure.

G. FLAGLER HEIGHTS

Vision Statement

In July of 1999, FAU completed a target improvement program called "A Call for Action". The DDA Board, CRA Advisory Board and the City Commission conceptually endorsed the plan. There have been other plans conducted for the area in years past, most of which were well received. This section of the CRA work plan attempts to extract the key components from these plans that will create a plan of action for the area.

Program Description

The Flagler area is mainly a combination of assembled parcels, blighted properties and small residential and commercial buildings. The blighted properties surrounding the land assemblage combined with a lack of infrastructure are interfering with the development of the land. This may require CRA assistance and eminent domain to acquire hold-out properties to complete land assembly. According to FAU's "Call for Action", there are streets within the district that have small scale, private sector opportunities, which could act as catalysts for redevelopment of the area. In addition, 6th Street was been targeted as a "Gateway" streetscape project and is a key component for the redevelopment of the assembled parcels.

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Redevelopment within this area will be induced by the flexibility provided through the modified mixed-use development zoning category. Immediate upgrades and improvements to the infrastructure are proposed to induce private investment and support development of the increased densities and intensities being programmed through land use and zoning. Public sector support of the area provides a clearer indication to investors of the city's proposed vision for infrastructure improvement goals. Concurrently, a master plan to create a street hierarchy is underway. The plan will identify what is anticipated for the right of ways on cross streets which in turn will enable a comprehensive finding schedule to be created. The planning process is also expected to target an area for public open space, and uncover any zoning revision needs to ensure uses are compatible with the vision.

Tax increment financing may be used anywhere within the Flagler Heights area as determined in accordance with the annual Strategic Plan.

H. LINCOLN PARK DEVELOPMENT

Vision Statement

The Lincoln Park site is one of the largest city owned assemblages in the CRA district and is a prime redevelopment site. At the time of the 2001 Plan update the City Commission acting as the CRA Board approved the relocation of the "One Stop Shop" to Lincoln Park. The desired development included a structure that would house all permitting and building departments and one that would attract a large number of individuals to drive the Sistrunk Corridor to apply for building permits and for site review of building plans. Ultimately the highest and best use for the remainder of the site needs to be determined.

Project Description

The parcels in and around Lincoln Park have strong potential for development in the CRA district. There are potential issues associated with the Lincoln Park development including the trash transfer station, surrounding blight and possible underground hazards. Further investigation is necessary of these issues to determine the optimal development potential for the site. An assumption is being made at this point that no obstacles are insurmountable and development is viable for Lincoln Park. The CRA will collect all data that currently exists and hire the necessary firms to identify any other issues that may limit or hinder development of the site. Once underground issues have been identified and costs associated with preparing the site for development are identified, development goals can be established for the site. Residential, commercial, mixed use or a public use is anticipated to be at the site. Funds available to the CRA may be used for site assembly and infrastructure.

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I. SWEETING ESTATES RESIDENTIAL REDEVELOPMENT

Vision Statement

Sweeting Estates has a large advantage over other residential areas in the CRA district due to the natural confinement of the neighborhood by the North Fork of the New River and Sistrunk Boulevard. Many of the commercial properties however, are a major detriment to the neighborhood and must be addressed at the same time any residential efforts are initiated. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. The Sweeting estates area is the targeted site of a single family infill project that is intended to remove the pockets of blighted and vacant land and provide for market rate housing.

Project Description

The initial program calls for incremental acquisition of the properties on the south side of Sistrunk that border the neighborhood. If the entire commercial cannot be relocated, rehab of existing structures is required. Replacement commercial can be accommodated on the north side of the street, or relocated further to the east in a commercial node. A simultaneous program for acquisition of key residential properties and code enforcement should take place. The third component involves possible street closures or a revised entry to limit ingress and egress to the neighborhood with attractive signage as the gateway. Relocation of blighted commercial properties and support for private sector initiatives within the area should follow.

The CRA has identified a private sector partner to provide infill single family housing in the Sweeting Estates area. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.

Improvements could be infrastructure, demolition and possible relocation having a total cost of approximately \$2.5 million.

J. KONOVER SITE

Vision Statement

The Konover parcel and Jamaican Domino Club have been purchased. Assemblage of this site expands the development footprint and allow for a larger development having a stronger impact on the area and the Tax Increment Fund. The CRA shall seek optimal development potential through an RFP process.

Project Description

As of December 22, 2000, the City of Fort Lauderdale annexed the remaining part of the Konover parcel that had not previously been included in the corporate limits of the City. A report of the conditions on that parcel has been prepared. In 2002 the CRA and City Commission expanded the NPF-CRA to include that parcel. Any disposition of property in the Konover Site for redevelopment purposes will be done according to the procedures and standards set forth in Section 163.380, Florida Statutes.

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K. OTHER PROPERTY ACQUISITION AND DISPOSITION

From time to time the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with the approval of the CRA Board, the CRA shall proceed with such acquisitions using funds available to the CRA including acquiring city owned vacant parcels and/or buildings targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380, Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination or site cleanup, and conduct any due diligence necessary to stimulate redevelopment in the CRA district. The CRA may also acquire property for the purposes of establishing a Cultural or Arts facility. Cultural amenities are encouraged as they will attract and contribute to the redevelopment of the NPF redevelopment area.

L. TRANSPORTATION MOBILITY AND OTHER CAPITAL INITIATIVES

The City of Fort Lauderdale has made substantial progress along with the Downtown Development Authority and the County in relation to transportation planning and transit initiatives. The investment in the transportation system will support the growing population in the CRA district and encourage more pedestrian activity. The CRA will promote mass transit and other forms of activity, projects and programs that result in increased pedestrian activity and a reduction in vehicular ridership. The Wave transit project will connect the CRA to other geographic areas within the city and will be a key project for the CRA.

Additional projects that include capital public investment by the CRA may include but are not limited to the acquisition, redevelopment or construction of surface or structured parking, parking development promotion programs, wayfinding and signage, or other related transit projects or programs, and projects related to redevelopment in response to climate change and adaptation or programs related to adaptation techniques. This may include educational programs and CRA investment in an Adaptation Incentive program. Pedestrian programs and projects may include sidewalk enhancements, lighting, upgrades to infrastructure and other pedestrian amenities. The CRA may fund and conduct contamination/site cleanup of any brownfield site and property deemed necessary in order to encourage or facilitate redevelopment within the CRA.

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 6

PUBLIC SAFETY, SECURITY, AND QUALITY OF LIFE

As the redevelopment of the CRA areas continue, an emphasis on safety and security as well as quality of life initiatives are relevant to promoting and attracting private investment and development. The CRA Plan was amended in 2013 to include three new improvement projects and activities consisting of a Community Policing Innovation program, a Wireless Security Camera System, and a Public Wi-Fi System.

A. COMMUNITY POLICING INNOVATION PROGRAM

The Fort Lauderdale Police Department has stepped up enforcement efforts within the district since the completion of the Sistrunk streetscape enhancement project. It is recommended that these community policing strategies continue as long as the NPF CRA funds are available and until the sunset of the trust fund in 2025. Some of the activities that are being supported under this initiative include opening a police substation for enhanced security in the heart of the Midtown Business District.

The CRA provides funds for innovative policing activity. However, private security services may be hired if there is a need for additional security. A security ambassador program may be provided to visitors and residents with local information, eyes on the street, and safety patrol.

B. WIRELESS SURVEILLANCE CAMERA SYSTEM

Community Policing Innovation strategies will be further enhanced by the installation of a Wireless Surveillance Camera System that utilizes the latest technology to aid crime prevention activities in the redevelopment district. The surveillance cameras are proposed to be installed on the light poles or private property throughout the redevelopment area.

C. PUBLIC WI-FI SYSTEM

A wireless area local network or Wi-Fi is being proposed to provide a unique public digital amenity which will aid our efforts to promote the redevelopment district as a great place to live and operate a business. A public Wi-Fi system will also provide the opportunity to continuously inform residents and visitors on a platform like channel 78. A public Wi-Fi system may also be used as a business recruitment and job creation tool for companies looking to expand and relocate to the NPF CRA district.

Financial Resource

The estimated one time cost of incorporating these new projects and activities into the redevelopment plan is approximately \$378,000 which would be funded through the NPF CRA Redevelopment trust Fund. The annual expense for the Community Policing Innovation strategies is estimated at \$20,000 (but may vary year to year). The annual expense for the surveillance cameras and Wi-Fi are yet to be determined.

These redevelopment objectives are identified as a priority in the Strategic Plan. Tax increment financing may be used anywhere within the Community Redevelopment Area as determined in

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

accordance with the annual Strategic Plan and CRA funds may be utilized for the surveillance camera and public Wi-Fi.

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 7

DURATION, CONFORMITIES, MODIFICATIONS AND FINDINGS

Policies regarding Redevelopment Plan duration, conformities, and modifications as well as findings pertaining to neighborhood impact and benefit are set forth below.

A. DURATION OF REDEVELOPMENT PLAN

This Redevelopment Plan shall be in effect from the date of its adoption by the Fort Lauderdale City Commission, until November 7, 2025, unless subsequently amended with the same formality as its original adoption and approval. However, as provided by the Redevelopment Act, any bond, note, or other form of indebtedness pledging increment revenues to the repayment thereof, shall mature no later than the end of the 30th fiscal year after the fiscal year in which increment revenues are first deposited into the Redevelopment Trust Fund or the fiscal year in which the plan is subsequently amended to coincide with the maximum permitted term of such bond or note.

Notwithstanding the above and unless otherwise stated in any agreement for the development of publicly assembled property disposed of in connection with this Redevelopment Plan, the purpose and intent of this Redevelopment Plan shall survive its expiration date and shall be incorporated to the extent deemed necessary and appropriate by the proper City Officials in instruments of conveyance and restrictive covenants running with any such redeveloped land.

B. CONFORMITY WITH COMPREHENSIVE PLAN

This Redevelopment plan is found at date of its adoption to be in conformity with the City's Comprehensive Plan. Any adopted amendment or modification, or official interpretation thereto, to the current Comprehensive Plan, or any succeeding Comprehensive Plan adopted in the time of duration pertaining to this Redevelopment Plan, shall be deemed to have automatically amended or modified any provision of this Redevelopment Plan not then in conformity, and no further amendment or modification to the Redevelopment Plan shall be deemed necessary to bring the Redevelopment Plan in conformity with the then more restrictive provisions or requirements of the Comprehensive Plan.

C. REDEVELOPMENT PLAN MODIFICATIONS

As a supplement to the foregoing, it is recognized that the Redevelopment Plan may set forth more specific requirements and programmatic objectives for the Redevelopment Program, not generally provided in the Comprehensive Plan. Any such more restrictive requirement or objective in the Redevelopment Plan, found necessary for amendment or modification, may be made and put into effect when done in accordance with the procedures and requirements of the Redevelopment Act and other applicable regulatory approvals and laws.

If any section, subsection, sentence, clause, provision, or part of this Redevelopment Plan shall be held invalid for any reason, the remainder of this Redevelopment Plan shall not be affected.

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently affecting the area. The Redevelopment Plan will not present any adverse effects on *community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State—funded housing programs designed to principally assist low and moderate-income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and moderate-income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.

E. UPDATE EFFECT ON EXISTING PLAN

This Plan amends and updates the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Fort Lauderdale City Commission on November 7, 1995 (the “Original Plan”) and the updated and amended Plan adopted by the City Commission on May 15, 2001. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of this Plan. Nothing in this Plan is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of this Plan may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

**D. QUALITY OF LIFE PROGRAMS AND PROMOTION of
REDEVELOPMENT ACTIVITIES**

From time to time the CRA will utilize marketing, public relations and other promotional means to inform the general public, the residents, targeted businesses and visitors about the redevelopment effort taking place in the CRA district. In addition, special events, promotions and public displays will assist in business attraction, promoting the District as a place to live, and further promoting the area as a redevelopment district with opportunity for private investment. Marketing and collaterals will include information on project areas and descriptions, incentives available and infrastructure plans and policies regarding CRA development goals. The website should mimic the collaterals. The CRA will prepare materials, maps and collaterals for distribution so the development community can clearly see the City's vision for the CRA District.

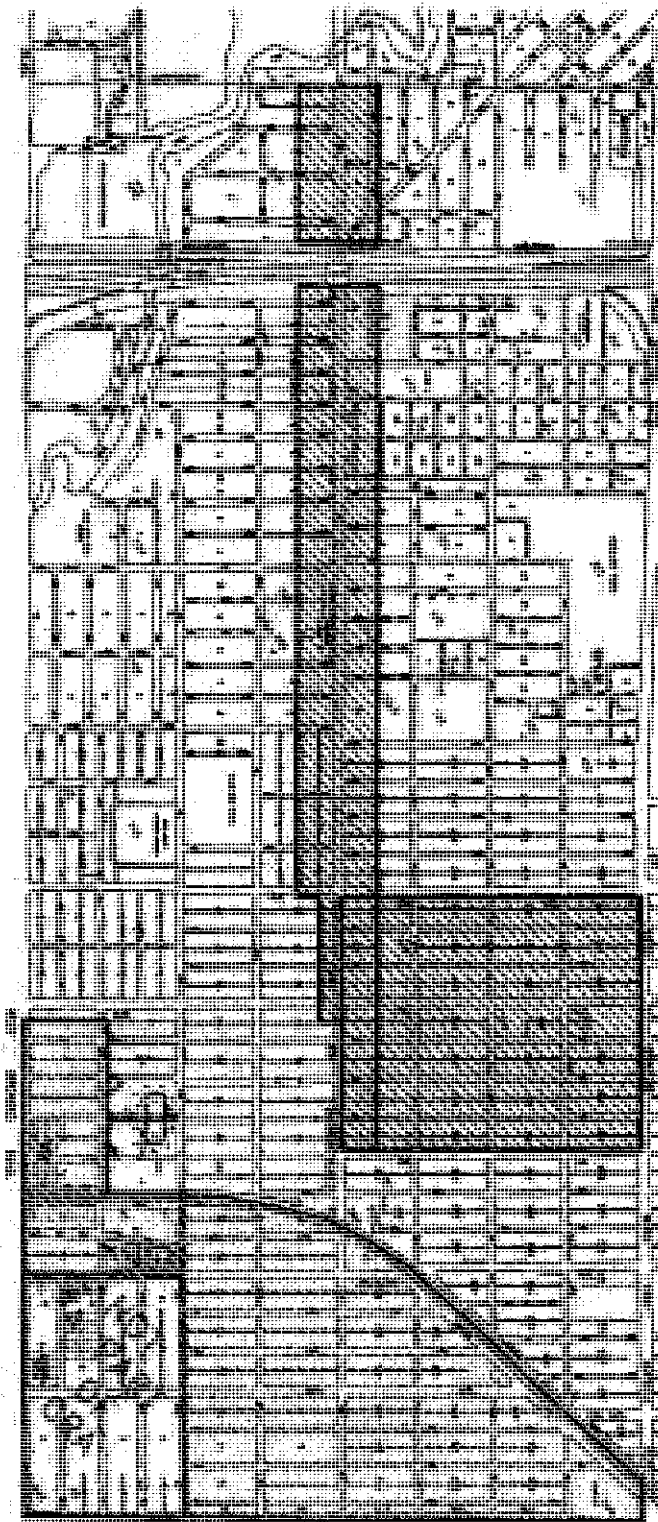
Utilizing public venues for art, public art, events and other place-making activities will be part of the overall quality of life programming to attract residents and businesses to locate to the CRA district. Activities and events in public spaces include partnering with sponsors, hiring coordinators and promoters, holding special events and forums, and placement of public art installations are all forms of increasing the perception of the quality of life in the district.

Other forms of quality of life programs and projects include community garden concepts, enhancing public parks and public space including innovative urban forestry programs, promotion of health and wellness programs and supporting the overall economic health and wealth of residents and businesses in the CRA district. This plan also includes programs and projects to address the concept of food deserts including partnerships with local vendors, health officials and industry professionals, and others involved in healthy eating and food supplies.

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

NPF CRA EXHIBITS

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN AREA BOUNDARIES






- LEGEND**
-  PROGRESSO & RAC AREA
 -  NORTHWEST COMMERCIAL REVITALIZATION AREA
 -  SISTRUNK CORRIDOR AREA

EXHIBIT 1

PROJECT #9295 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN AREA BOUNDARIES		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHK	DESCRIPTION																										 DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT Design, Project Management, Construction 80 N.E. 2nd Street (NorthMark Bldg. 2nd Floor) Fort Lauderdale, Florida, 33301 Telephone: (561) 781-5070 Fax: (561) 781-5074		DRAWN BY: LT/RC DESIGNED BY: PSJIII CHECKED BY: PSJIII		SCALE: 1"=1200' DATE: 2/8/95 FIELD BOOK: FIELD BOOK		FINAL APPROVAL <table border="1"> <thead> <tr> <th>PLA. DES. DIV. NO.</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>		PLA. DES. DIV. NO.	
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The 2010 Census and the 2009-2013 American Community Survey data used in this analysis and additional indicators of the socioeconomic fabric of the NPF CRA is shown in the following table.

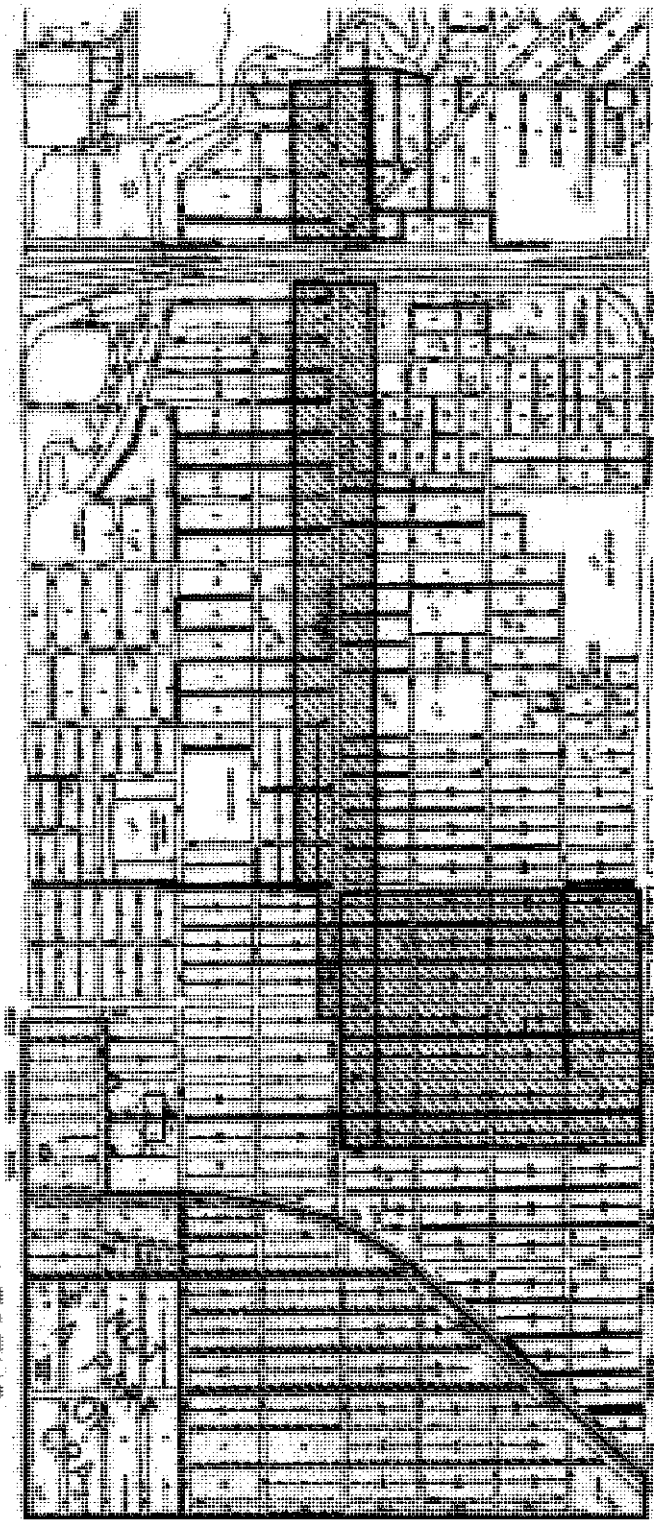
SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
Total # Persons	165521	14263	9%	11951	84%	2312	16%
Total # Households	74786	5603	7%	4275	76%	1328	24%
Persons 0-18 Yrs. of Age	29135	3919	13%	3670	94%	250	6%
Persons Age 65 + Over	25334	955	4%	879	92%	77	8%
# High School Graduates	106128	6805	6%	5014	74%	1792	26%
# Persons Employed	80894	5997	7%	3991	67%	2006	33%
Median Household Income	49119	27335	56%	21959	80%	53891	197%
# Households Below 80% of Median	30005	2318	8%	1721	74%	465	20%
# Households Receiving Public Assistance (income & food stamps)	11680	2432	21%	2237	92%	200	8%
3 Households with Disability Status	16145	2026	13%	1818	90%	208	10%
# Persons Below Households Level	11631	1745	15%	1605	92%	140	8%
Year Round Housing Units	83964	6836	8%	5300	78%	1536	22%
# Occupied Housing Units	74786	5603	7%	4273	76%	1328	24%

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

DEMOGRAPHIC CATEGORY	CITY	NPF CRA	% OF CITY	NW PART OF CRA	% OF CRA	RAC PART OF CRA	% OF CRA
# Owner-Occupied Units	41023	1053	3%	845	80%	208	20%
# Renter-Occupied Units	33763	4550	13%	3430	75%	1120	25%
Mean Contract Rent	1056	823	78%	712	87%	1163	141%
Median Home Value	\$245,700	\$157,925	64%	\$152,517	97%	\$196,667	125%
# Owner-Occupied Households with Mortgage	24112	705	3%	585	83%	120	17%
Median Yr. Housing Structure Built	1968	1973		1967		2003	

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN WATER MAINS



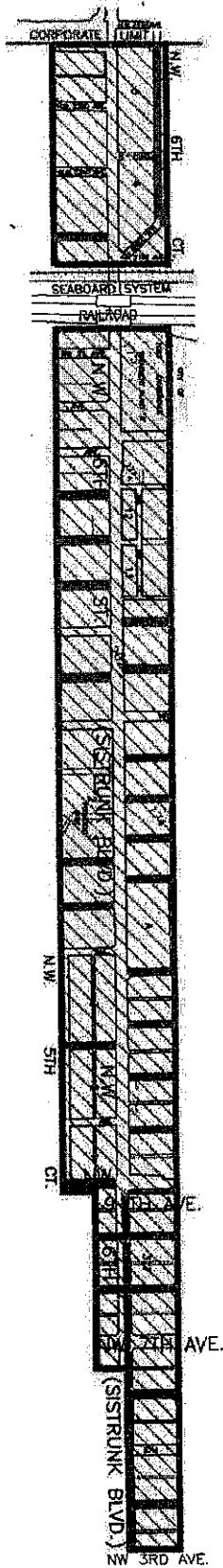
LEGEND

- WATER MAIN (CIP PROGRAM)
- WATER MAIN (CRA PROGRAM)
- PROGRESSO & RAC AREA
- NORTHWEST COMMERCIAL REVITALIZATION AREA
- SISTRUNK CORRIDOR AREA

PROJECT #9295 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN WATER MAINS		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	DATE	DESCRIPTION																					 PLANNING & ECONOMIC DEVELOPMENT Design, Project Management, Construction 301 S.E. 2nd Street (Northwest Bldg. 2nd Floor) Fort Lauderdale, Florida, 33301 Telephone: (561) 781-6070 Fax: (561) 781-6074	DRAWN BY: LT/RC DESIGNED BY: PSJIII CHECKED BY: PSJIII SCALE: 1"=500' DATE: 6/13/95 FIELD BOOK:	FINAL APPROVAL FEA, EDR, ENG. NO.
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WATER MAINS SISTRUNK CORRIDOR

LEGEND
 WATER MAIN (CIP PROGRAM)



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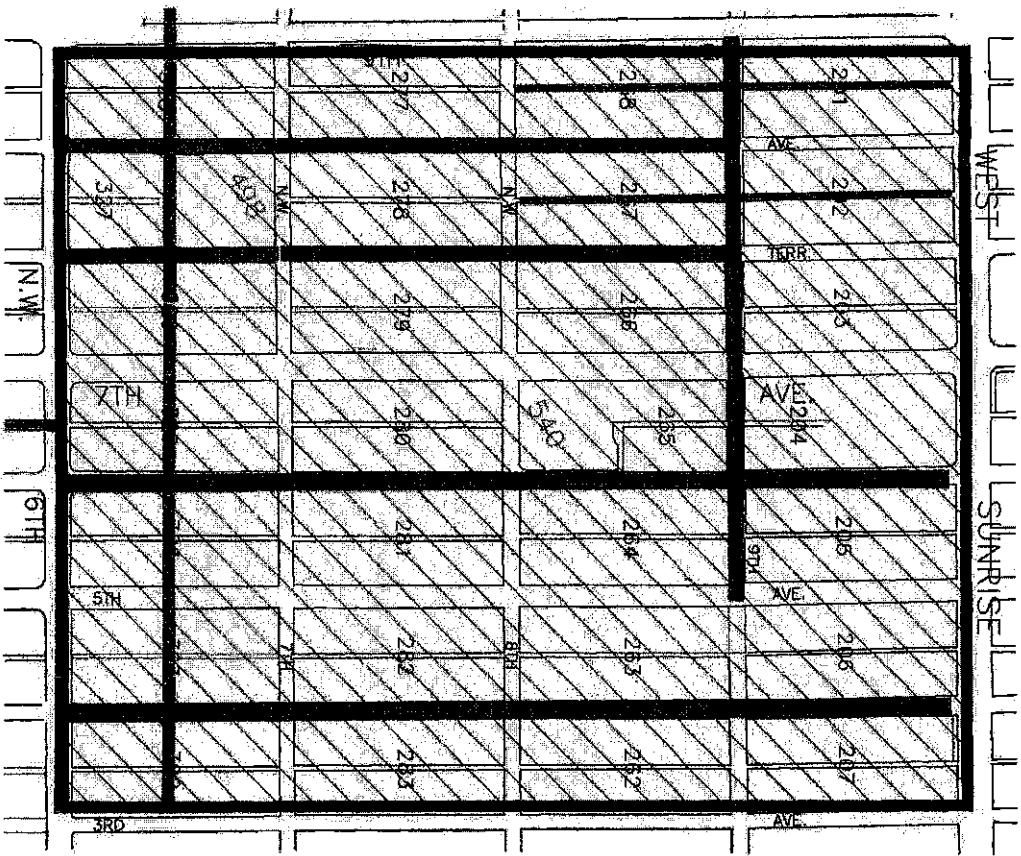
NORTHWEST COMMERCIAL REVITALIZATION AREA

WATER MAINS

WATER MAIN (CIP PROGRAM)

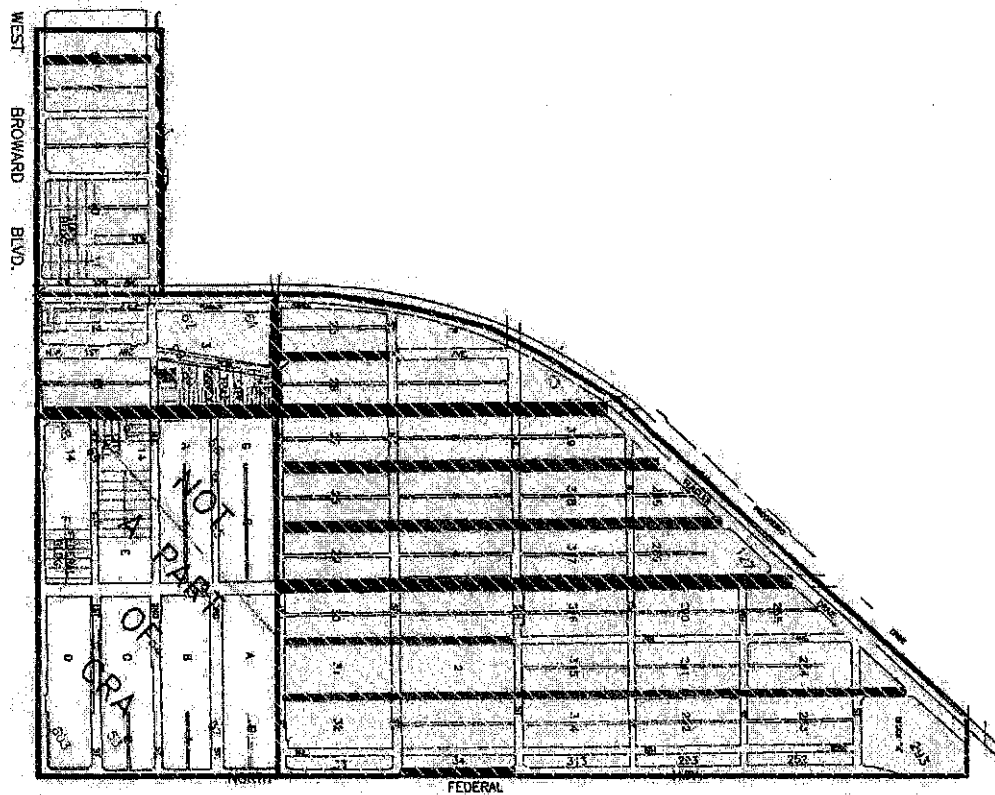
WATER MAIN (CRA PROGRAM)

LEGEND



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WATER MAINS PROGRESSO & RAC AREA

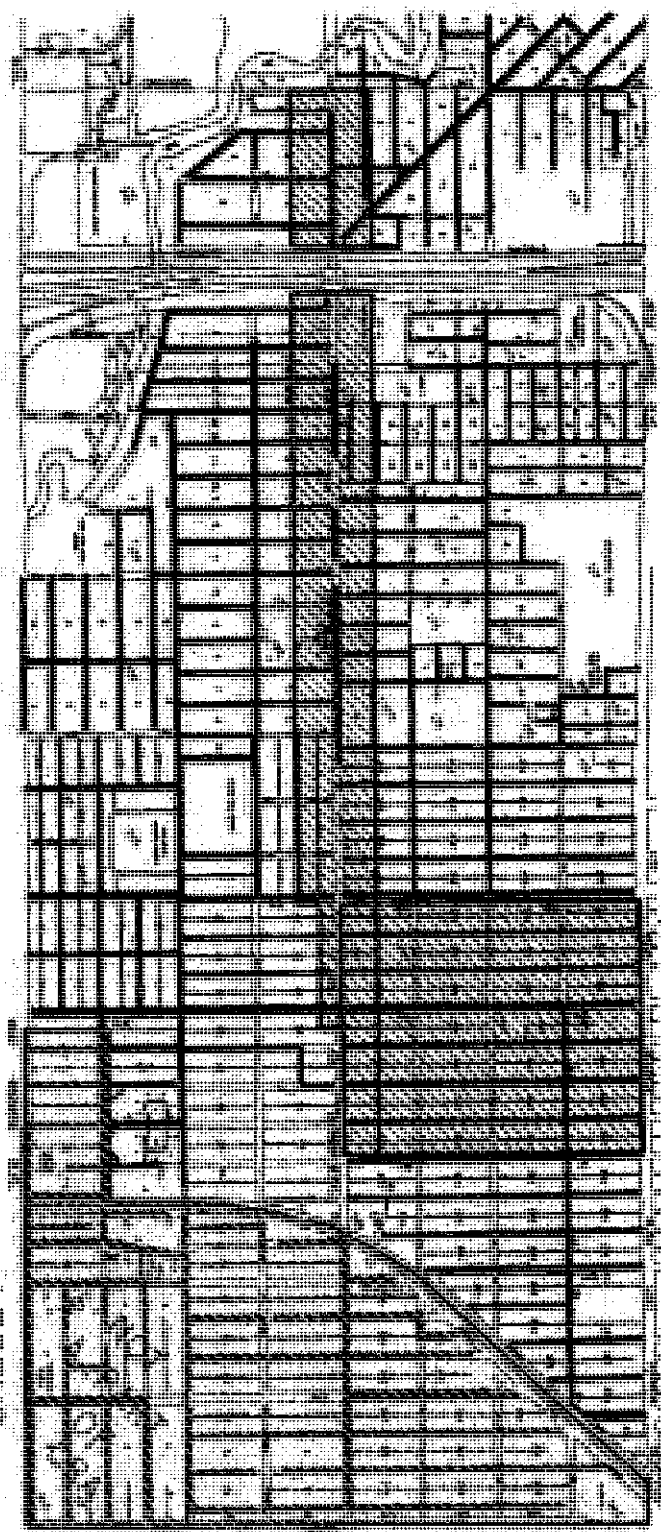


— WATER MAIN (CIP PROGRAM)
- - - WATER MAIN (CRA PROGRAM)

LEGEND

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WATER MAINS		20 N.E. 2nd Street (NorthMark Bldg. 2nd floor) Fort Lauderdale, Florida, 33301 Telephone: (800) 761-6070 Fax: (800) 761-6074		CHECKED BY: PSJIII	FIELD BOOK:		
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NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN SANITARY SEWER



LEGEND

- SANITARY SEWER NEEDED
- SANITARY SEWER EXISTING
- PROGRESSO & RAC AREA
- NORTHWEST COMMERCIAL REVITALIZATION AREA
- SISTRUNK CORRIDOR AREA

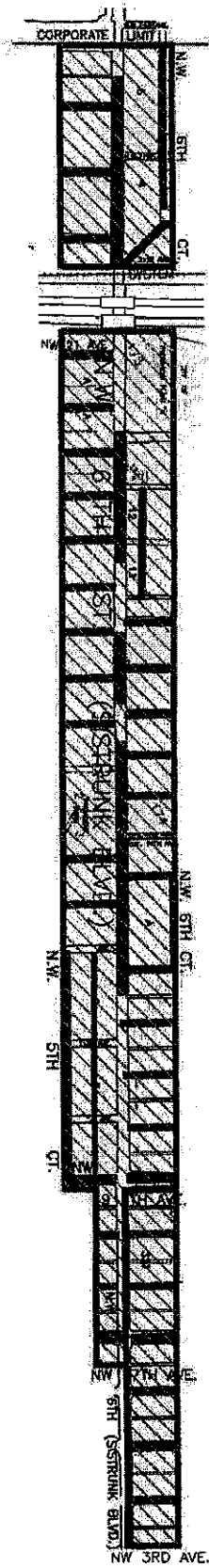
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<p>PROJECT #9295</p> <p>NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN</p> <p>SANITARY SEWER</p>				<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESC.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	DESC.																	<p>DATE: 2/8/95</p> <p>PROJECT NO.: PSJ/III</p>		<p>FINAL APPROVAL:</p> <p>PLA. ENG. REG. NO.</p>	
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SANITARY SEWER SISTRUNK CORRIDOR AREA

LEGEND

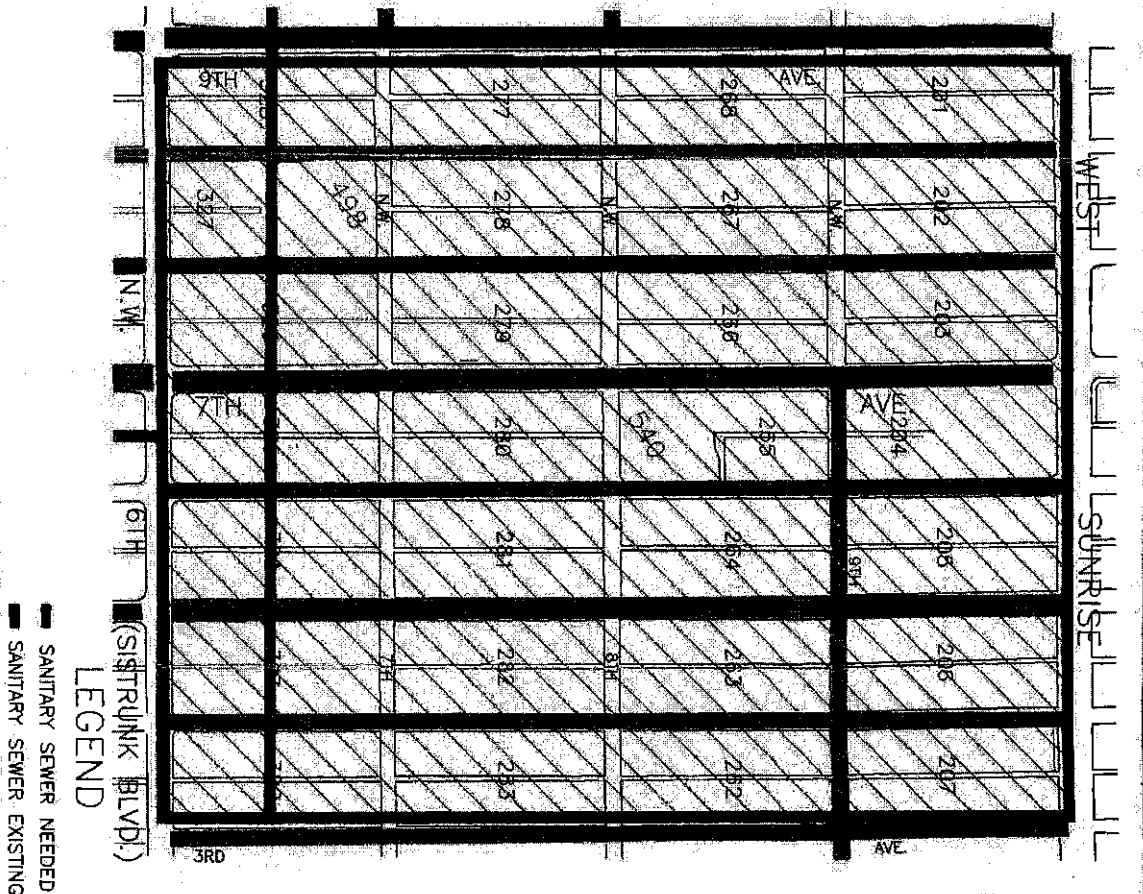
— SANITARY SEWER NEEDED

— SANITARY SEWER EXISTING



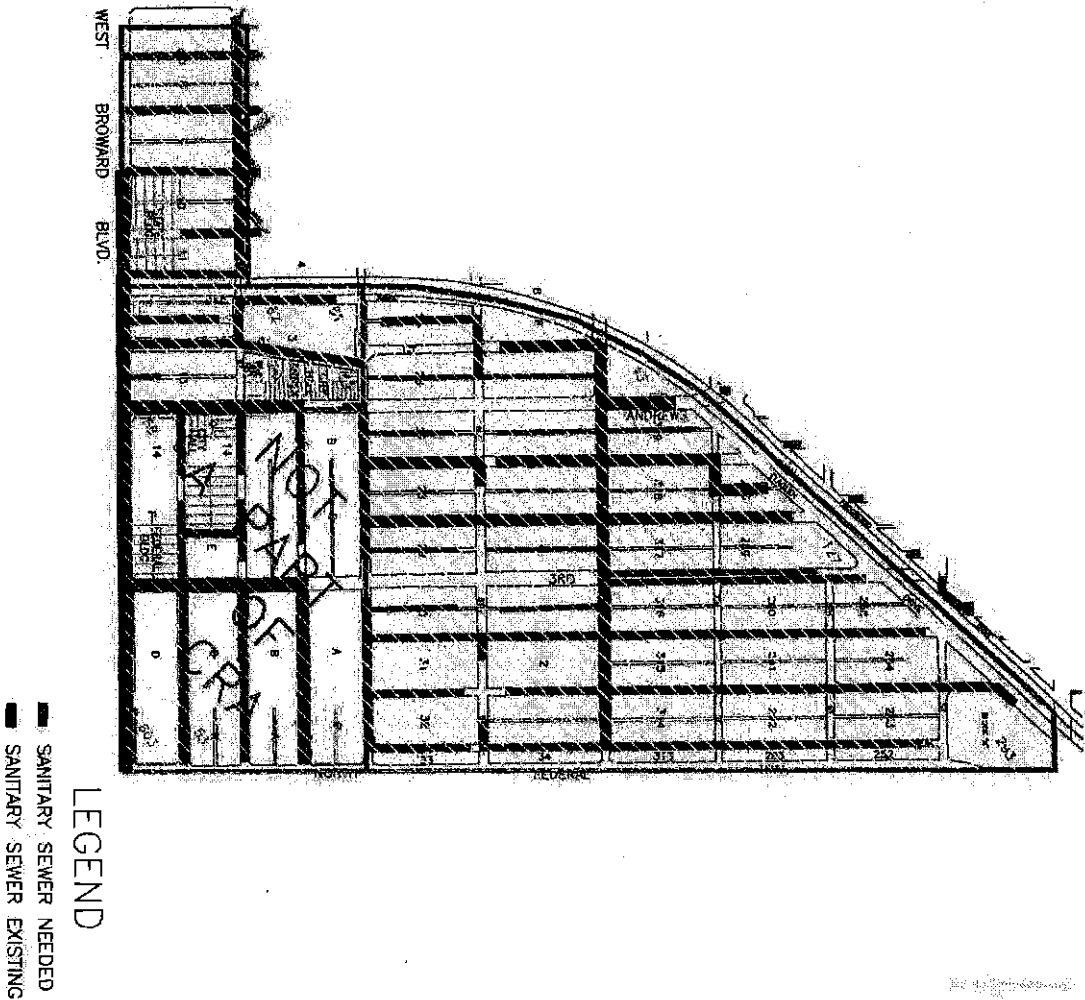
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SANITARY SEWER NORTHWEST COMMERCIAL REVITALIZATION AREA



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<p>PLANNING & ECONOMIC DEVELOPMENT Design, Project Management, Construction 30 N.E. 2nd Street, NorthMark Bldg., 2nd Floor, Fort Lauderdale, Florida, 33301 Telephone: (904) 781-5079 Fax: (904) 781-5074</p>									

SANITARY SEWER PROGRESO & RAC AREA



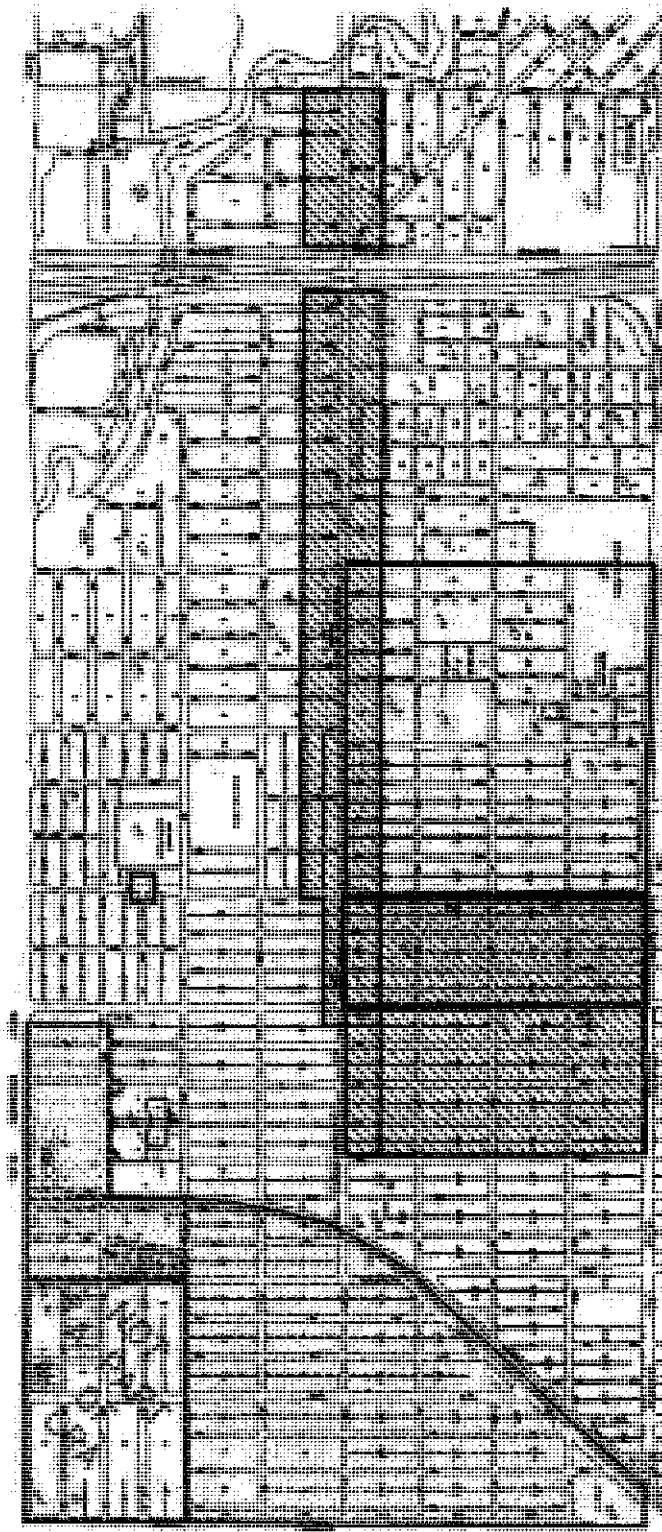
PROJECT #9295		REVISORS		DRAWN BY		SCALE		TOTAL APPROVAL	
WM/PROGRESO/FLAGLER		NO.	DATE	BY	DATE	LT/RC	1" = 200'	FILE NO. & NO.	
HEIGHTS-COMMUNITY						DESIGNED BY	DATE		
REDEVELOPMENT PLAN						PSJIII	2/8/95		
SANITARY SEWER						CHECKED BY	FIELD NO.		
						PSJIII			


DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
 Design, Project Management, Construction
 33 N.E. 2nd Street (Northwest Bldg., 2nd Floor) Fort Lauderdale, Florida, 33301
 Telephone: (800) 761-5072 Fax: (800) 761-5074

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN STORM DRAINAGE

LEGEND

- PROGRESSO & RAC AREA
- NORTHWEST COMMERCIAL REVITALIZATION AREA
- SISTRUNK CORRIDOR AREA
- STORM DRAIN PROBLEM AREAS:
- POLLUTION IN DRAINS
- SAND IN DRAINS
- SEVERE FLOOD

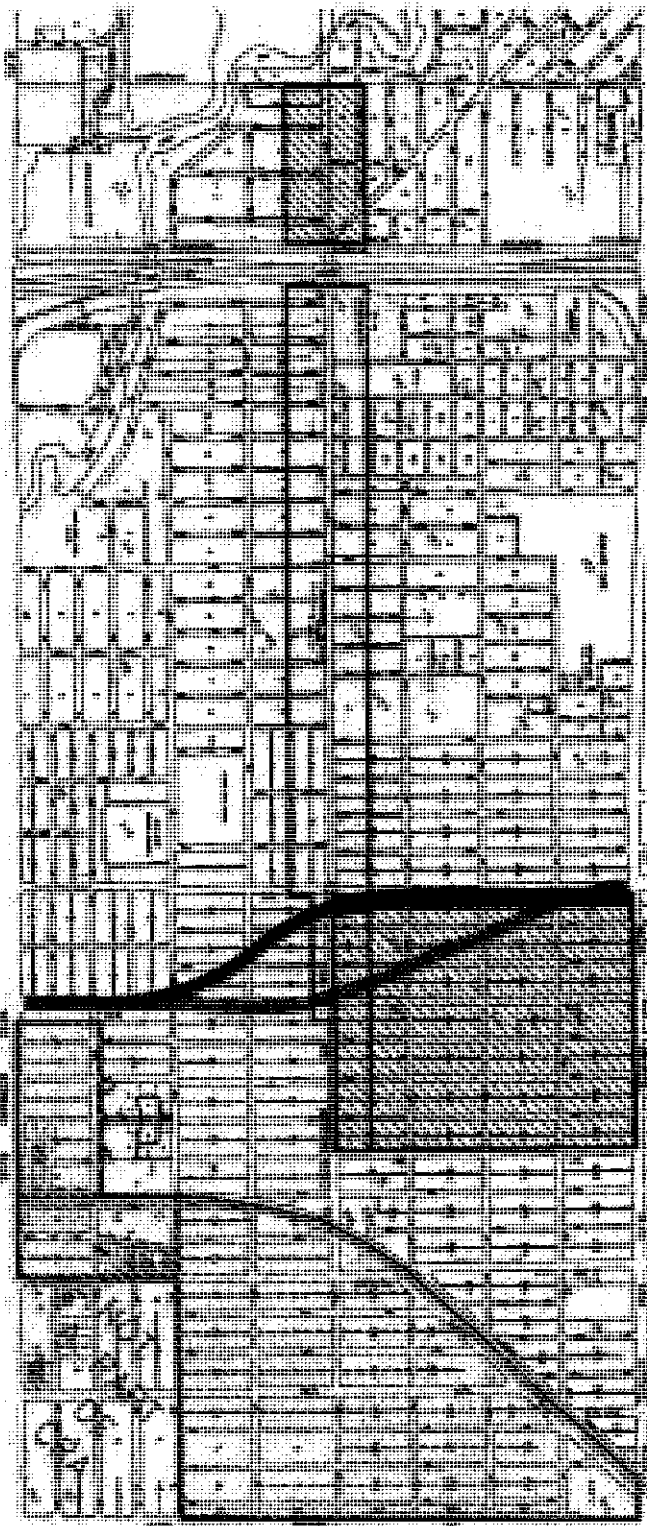


PROJECT #3203 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHK	DESCRIPTION																DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT DESIGN, PROJECT MANAGEMENT, CONSTRUCTION 33 S.E. 2nd Street (Northwest Bldg. East Room) Fort Lauderdale, Florida, 33301 Telephone: (305) 781-5079 Fax: (305) 781-5074		DRAWN BY: LT/RC SCALE: 1"=500' DESIGNED BY: PSJ/III DATE: 2/8/95 CHECKED BY: PSJ/III FIELD NO.: ---		VLA, SEC. 800, NO.
NO.	DATE	BY	CHK	DESCRIPTION																								

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA PLAN 7TH AND 9TH AVENUE CORRIDORS

LEGEND

	7TH / 9TH CORRIDOR		PROGRESSO & RAC AREA
	ALTERNATE NO. 1		NORTHWEST COMMERCIAL REVITALIZATION AREA
	ALTERNATE NO. 2		SISTRUNK CORRIDOR AREA



PROJECT #9295 NW/PROGRESSO/FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT PLAN ROAD CORRIDORS		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	CHK	DESCRIPTION																 PLANNING & ECONOMIC DEVELOPMENT Design, Project Management, Construction 33 N.E. 2nd Street (NorthMark Bldg. 2nd Floor) Fort Lauderdale, Florida, 33301 Telephone: (904) 781-6078 Fax: (904) 781-6074	DRAWN BY: LT/RC DESIGNED BY: PSJIII CHECKED BY: PSJIII	SCALE: 1" = 1200' DATE: 2/8/95 FIELD BOOK: ---	FINAL APPROVAL VIA REG. ENG. ST.
NO.	DATE	BY	CHK	DESCRIPTION																						

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

NPF CRA APPENDIX

1
2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 DELEGATING TO AND CONFERRING UPON THE
5 CITY OF FORT LAUDERDALE, FLORIDA, THOSE
6 POWERS CONFERRED UPON BROWARD COUNTY BY
7 CHAPTER 163, PART III, FLORIDA STATUTES,
8 THE COMMUNITY REDEVELOPMENT ACT OF 1969,
9 AS AMENDED, SUBJECT TO THE BOARD'S
10 REVIEW AND APPROVAL OF THE COMMUNITY
11 REDEVELOPMENT PLAN.

12 WHEREAS, The City Commission of Fort Lauderdale,
13 Florida, is desirous of utilizing the community redevelopment
14 powers specified in Chapter 163, Part III, Florida Statutes,
15 the Community Redevelopment Act of 1969, as amended; and

16 WHEREAS, pursuant to Section 163.410, Florida Statutes,
17 said City Commission has officially requested the Board of
18 County Commissioners of Broward County, Florida, to delegate
19 and confer upon the City Commission of Fort Lauderdale,
20 Florida, the authority to exercise all of the powers, and to
21 be subject to all of the responsibilities of the Community
22 Redevelopment Act of 1969, as amended, for the purpose of
23 establishing a Community Redevelopment Agency for the
24 rehabilitation, conservation, or redevelopment of blighted
25 areas within the municipal jurisdiction of said City; and

26 WHEREAS, the Board of County Commissioners of Broward
27 County desires to delegate to the City Commission of the City
28 of Fort Lauderdale, Florida, those powers conferred by the
29 Community Redevelopment Act of 1969, as amended, subject to
30 the Board's review and approval of the Community
31 Redevelopment Plan; NOW, THEREFORE,

32 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
33 BROWARD COUNTY, FLORIDA:

That the Board of County Commissioners of Broward
County, Florida, hereby delegates to the City Commission of
the City of Fort Lauderdale, Florida, the authority to create
a Community Redevelopment Agency to operate within the

jurisdiction of that City, and the authority to exercise all those powers conferred upon local governments by the Community Redevelopment Act of 1969, as amended, subject to the Board's review and approval of the Community Redevelopment Plan.

ADOPTED this 11th day of April

1989.

AKH:lla
4/11/89
ComRedev.R01

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, L. A. HESTER, County Administrator, in and
for Broward County, Florida, and Ex-Officio Clerk of the
Board of County Commissioners of said County, DO HEREBY
CERTIFY that the above and foregoing is a true and correct
copy of Resolution 89-1132

as the same appears of record in the Minutes of a meeting
of said Board of County Commissioners held on 11th day of
April, 19 89.

IN WITNESS WHEREOF, I have hereunto set my hand and
official seal this 11th day of April, 1989.

L. A. HESTER
COUNTY ADMINISTRATOR

BY *L. A. Hester*
Deputy Clerk

(S E A L)

RESOLUTION NO. 95-86

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, FINDING THAT ONE OR MORE SLUM OR BLIGHTED AREAS AS DEFINED IN PART III, CHAPTER 163, FLORIDA STATUTES, EXIST IN THE CITY OF FORT LAUDERDALE WITHIN THAT AREA LYING BETWEEN SUNRISE BOULEVARD ON THE NORTH, BROWARD BOULEVARD ON THE SOUTH, THE CITY CORPORATE LIMIT LINE ON THE WEST AND FEDERAL HIGHWAY ON THE EAST; EXCEPT FOR AND LESS THAT PORTION LYING SOUTH OF N.E. 4TH STREET AND EAST OF ANDREWS AVENUE BETWEEN BROWARD BOULEVARD AND FEDERAL HIGHWAY; FINDING THAT REHABILITATION, CONSERVATION, REDEVELOPMENT OR A COMBINATION OF SUCH ACTIVITIES IN SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY OF FORT LAUDERDALE; DECLARING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; AND DECLARING THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE TO BE THE COMMUNITY REDEVELOPMENT AGENCY FOR THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA.

WHEREAS, pursuant to a Special Act of the Florida Legislature adopted in 1961, which Special Act is known as the "Fort Lauderdale Urban Renewal Law" (the "Special Act") and the provisions of Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, (sometimes referred to as the "Redevelopment Act"); the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum or blighted areas, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all those powers conferred upon local governments by Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, subject to the review and approval of the community redevelopment plan by the Board of County Commissioners of Broward County, Florida within the municipal boundaries of the City of Fort Lauderdale; and

WHEREAS, the City Commission of the City of Fort Lauderdale has created a community redevelopment area known as the Central Beach Community Redevelopment Area ("CBCRA"), and adopted a plan for its redevelopment; and

WHEREAS, pursuant to Resolution Nos. 89-90 and 89-91, adopted on April 16, 1989, the City Commission of the City of Fort Lauderdale, appointed itself to act as the Community Redevelopment Agency for the CBCRA; and

WHEREAS, a new area within the northwest and northeast quadrants of the City of Fort Lauderdale, Florida, has been identified and a study has been undertaken and completed to determine if slum or blight conditions, or both exist within such area, hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPF Redevelopment Area"; and

WHEREAS, such area qualifies as a "blighted area" as that term is defined in Section 163.340(8), Florida Statutes, to include an area in which there are a substantial number of slum, deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more specified factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals or welfare in its present condition and use; and

WHEREAS, it is recognized by the City Commission that such finding of the existence of one or more slum or blighted areas within the NPF Redevelopment Area does not necessarily imply that all properties within the area of the finding are slum or blighted, but rather that there is the existence of a substantial number of slum, deteriorated or deteriorating structures within the area, thereby necessitating an overall redesign and plan of the area so that a balanced, integrated plan can be developed for the area; and

WHEREAS, there exist certain properties within the area described in Section 2 below which are not blighted but which are impacted and affected by the existence of slum, deteriorated or deteriorating structures; and

WHEREAS, accordingly, the City Commission desires to declare blighted the NPF Redevelopment Area and wishes to pursue community redevelopment activities in the area described herein pursuant to the provisions of the Special Act and Redevelopment Act; and

WHEREAS, the City Commission has received the recommendations and presentation of its administrative officials;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, does hereby find, based on the information presented to the City Commission in a public meeting that one or more slum or blighted areas as defined in Part III, Chapter 163, Florida Statutes, exist within the area lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the west, and Federal Highway on the east; except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, legally described and depicted on the Exhibit, attached hereto and incorporated herein (the "Northwest-Progresso-Flagler Heights Community Redevelopment Area").

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida further finds and determines that rehabilitation, conservation, redevelopment or a combination thereof is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Fort Lauderdale, Florida.


SECTION 4. That as a result of the finding of the existence of one or more slum or blighted areas in Section 2 hereof and the necessity for rehabilitation, conservation or redevelopment, or combination thereof, in Section 3 hereof, the City Commission does hereby declare the City Commission of the City of Fort Lauderdale, Florida, to be the Community Redevelopment Agency for the NPF Redevelopment Area with all of the rights, powers, duties, privileges and immunities vested in it as provided in Resolution No. 89-90 and Resolution No. 89-91 adopted by the City Commission on April 18, 1989 for the purpose of rehabilitating the NPF Redevelopment Area and eradicating conditions of slum or blight, or both, therein.

SECTION 5. That the City Commission hereby determines that the finding of the NPF Redevelopment Area to be a slum or blighted area is made for the purpose of determining that community redevelopment in such community redevelopment area may be planned and initiated pursuant to Section 163.360(1), Florida Statutes, and that the adoption of the community redevelopment plan and establishment of the boundaries of the community redevelopment area as provided in Section 163.362, Florida Statutes, may include an area that may be reduced in scope from the NPF Redevelopment Area described in this Resolution.

SECTION 6. That the City Clerk is hereby authorized and directed to notify all "taxing authorities", as that term is defined in the Redevelopment Act, of the adoption of this Resolution.

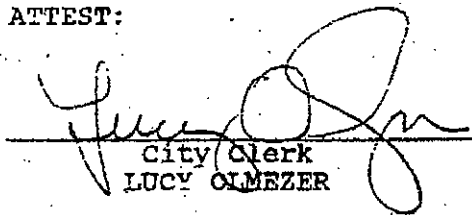
SECTION 7. That this Resolution shall take effect immediately upon its adoption.

ADOPTED this the 20th day of June, 1995.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCY OLMEYER

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA
LEGAL DESCRIPTION**

LANDS LYING IN SECTIONS 2, 3, 4 AND 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

ALL OF SAID SECTION 5 LYING EASTERLY OF THE CORPORATE LIMITS OF THE CITY OF FORT LAUDERDALE, AS DESCRIBED IN CHAPTER 65-1540, FLORIDA STATUTES AND IN CITY OF FORT LAUDERDALE ORDINANCE C-75-41; TOGETHER WITH ALL OF SAID SECTIONS 3 AND 4 LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; TOGETHER WITH ALL OF THAT PORTION OF SAID SECTION 2 LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD;

LESS AND EXCEPT:

THAT PORTION OF SAID SECTION 3, BEING BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 3, ON THE EAST BY THE EAST LINE OF SAID SECTION 3 AND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 4TH STREET.

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA

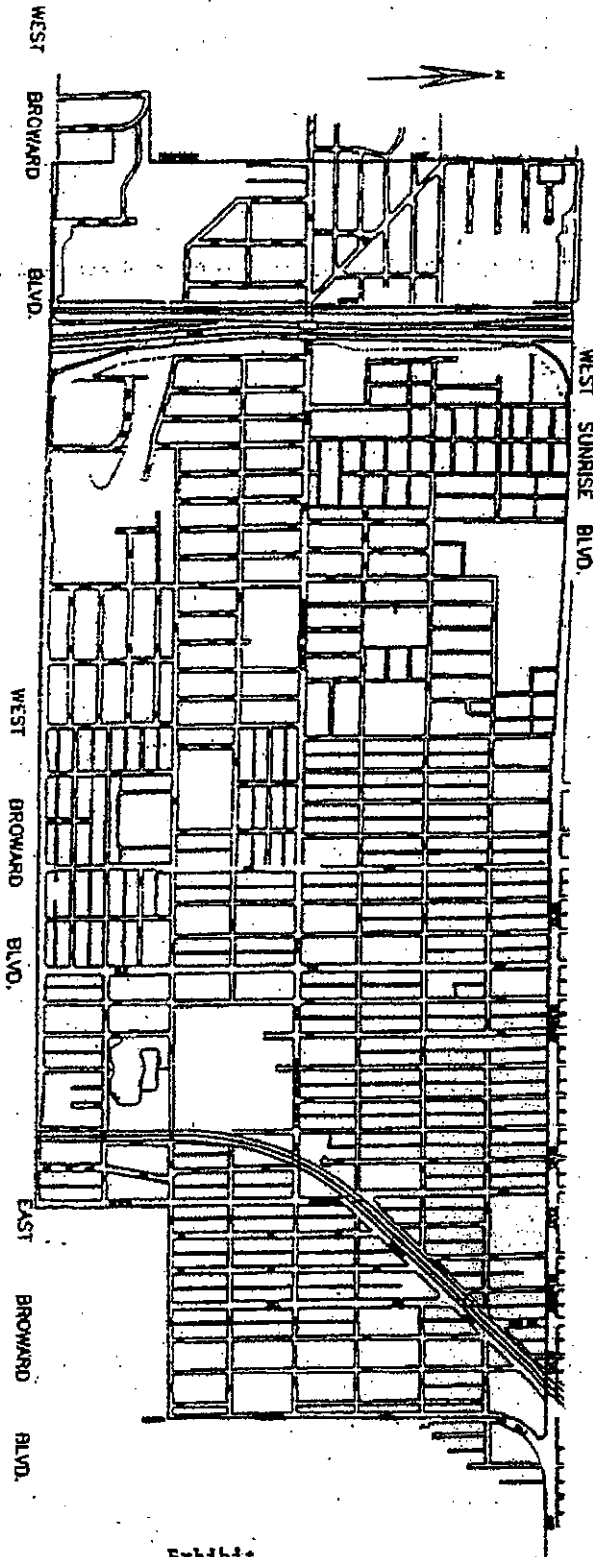


Exhibit
Page 2 of 2

PROJECT # 0138 AREA MAP NORTHWEST-PROGRESSO- FLAGLER HEIGHTS	CITY OF FORT LAUDERDALE ENGINEERING DIVISION FORT LAUDERDALE, FLORIDA		DATE OF U.S. 4/15/88	DATE OF U.S. 4/15/88	DATE OF U.S. 4/15/88
	DATE OF U.S. 4/15/88		DATE OF U.S. 4/15/88	DATE OF U.S. 4/15/88	DATE OF U.S. 4/15/88

RESOLUTION NO. 95-170

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A COMMUNITY REDEVELOPMENT PLAN PURSUANT TO SECTION 163.360, FLORIDA STATUTES, FOR THE COMMUNITY REDEVELOPMENT AREA LYING BETWEEN SUNRISE BOULEVARD ON THE NORTH, BROWARD BOULEVARD ON THE SOUTH, THE CITY CORPORATE LIMIT LINE ON THE WEST AND FEDERAL HIGHWAY ON THE EAST; EXCEPT FOR AND LESS THAT PORTION LYING SOUTH OF N.E. 4TH STREET AND EAST OF ANDREWS AVENUE BETWEEN BROWARD BOULEVARD AND FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA; REAFFIRMING THE FINDING OF THE EXISTENCE OF ONE OR MORE SLUM OR BLIGHTED AREAS IN THE CITY; DEFINING THE COMMUNITY REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING CONFORMITY TO THE COMPREHENSIVE PLAN; AUTHORIZING AND DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended (the "Act"), and the Special Act of the Florida Legislature adopted in 1961, which Special Act is known as the "Fort Lauderdale Urban Renewal Law" (the "Special Act"), the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the spread of slums and urban blight, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas in accordance with such provisions; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Community Redevelopment Act of 1969, Florida Statutes, as amended within the municipal boundaries of the City of Fort Lauderdale subject to the review and approval by the Board of County Commissioners of Broward County, Florida, of a community redevelopment plan; and

WHEREAS, pursuant to Resolution No. 95-86 adopted by the City Commission of the City of Fort Lauderdale at its meeting of June 20, 1995, the City declared an area existing within the City as blighted, which area is lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the

west, and Federal Highway on the east, except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway, in Fort Lauderdale, Florida (hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPFCRA"); and

WHEREAS, pursuant to Resolution No. 95-86, the City Commission of the City of Fort Lauderdale, Florida as the Fort Lauderdale Community Redevelopment Agency declared itself to be the Community Redevelopment Agency for the NPFCRA ("Agency") and established and designated the NPFCRA as the area of operation of the Agency; and

WHEREAS, a study of the NPFCRA and a plan for the redevelopment of the NPFCRA in accordance with the Act has been undertaken and completed; and

WHEREAS, the Agency received the proposed community redevelopment plan and submitted it to the Planning and Economic Development Department ("Department"), the local planning agency of the City of Fort Lauderdale under the Local Governmental Comprehensive Planning and Land Development Regulation Act, in accordance with Section 163.360(3), Florida Statutes, and the Department, after reviewing the proposed plan, has determined that the plan is consistent with the City's Comprehensive Plan and returned the proposed community redevelopment plan to the Agency with its recommendations; and

WHEREAS, the Agency considered the proposed redevelopment plan and, at its meeting of November 7, 1995, approved the community redevelopment plan and recommended its adoption by the City Commission of the City of Fort Lauderdale; and

WHEREAS, notice of the City Commission's intention to adopt a resolution adopting the proposed community redevelopment plan has been given to all taxing authorities as provided in Section 163.346, Florida Statutes; and

WHEREAS, a public hearing regarding the proposed community redevelopment plan was duly noticed and held in accordance with Section 163.346, Florida Statutes; and

WHEREAS, all prerequisites under the Act having been accomplished, it is now appropriate and necessary in order to proceed further with the redevelopment of the NPFCRA in accordance with the Act that a community redevelopment plan for the NPFCRA be approved; and

WHEREAS, all prerequisites under the Special Act having been accomplished, the proposed community redevelopment plan may be approved for the NPFCRA in accordance with the Special Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by reference.

SECTION 2. That the finding in its Resolution No. 95-86 adopted on June 20, 1995, that one or more slum or blighted areas, as those terms are defined in Section 163.340, Florida Statutes, exist within the City of Fort Lauderdale is hereby reaffirmed.

SECTION 3. That the area designated in Resolution No. 95-86, finding one or more slum or blighted areas to exist in the City, as described in that resolution, creating the Agency, which area is more particularly described in Exhibit "A" attached hereto, is the Community Redevelopment Area for the purpose of this Resolution and the Community Redevelopment Plan approved hereby.

SECTION 4. That the following findings are hereby made:

(a) There has been prepared a community redevelopment plan for redevelopment of the NPFCRA in accordance with the Act (such plan being hereinafter defined and referred to herein as the "Plan"); and

(b) The Planning and Economic Development Department of the City of Fort Lauderdale, as the local planning agency of the City under the Local Government Comprehensive Planning and Land Development Regulation Act, has reviewed the Plan in accordance with the Act and has found it to be consistent with the comprehensive plan of the City; and

(c) The Agency reviewed and approved the Plan on November 7, 1995 and recommended its approval to the City Commission; and

(d) A notice of public hearing was timely published in a newspaper of general circulation and notice to taxing authorities was timely mailed as provided in Section 163.346, Florida Statutes, and a public hearing has been held as required by Section 163.360(5), Florida Statutes.

SECTION 5. That the Plan satisfies the requirements of Section 163.360(6), Florida Statutes, and it is hereby further found that:

(a) Even though no families are anticipated to be displaced as a result of community redevelopment as proposed in the Plan, a feasible method exists for the location of such families in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and

(b) The Plan conforms to the general plan of the City as a whole; and

(c) The Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement; and

(d) The Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the NPFCRA by private enterprise.

SECTION 6. That the Plan is hereby found to be consistent with and conforms to the provisions of the City's comprehensive plan in effect on the date hereof.

SECTION 7. That it is hereby expressly determined that it is appropriate, proper and timely that a community redevelopment plan be approved at this time so that the provisions of the Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the NPFCRA. Therefore, the City Commission does hereby approve as the community redevelopment plan for the NPFCRA pursuant to Section 163.360(6), Florida Statutes, the document entitled "Community Redevelopment Plan: Northwest-Progresso-Flagler Heights Area", prepared by the Department of Planning and Economic Development for the City of Fort Lauderdale and approved by the Agency on November 7, 1995, a copy of which is attached hereto as Exhibit "B" and made a part hereof (the "Plan").

SECTION 8. That it is hereby expressly found that the Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act, and does approve same as the community redevelopment plan for the NPFCRA.

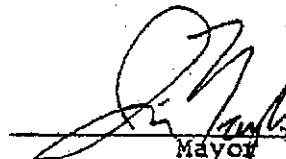
SECTION 9. That immediately upon the date this Resolution takes effect, the Plan is deemed to be in full force and effect for the NPFCRA and the Agency is authorized and directed to carry out

such Plan and exercise those powers granted by the Act, or such other powers as may be granted by law or ordinance, including the solicitation of proposals from persons for the redevelopment of all or any part of the NPFCRA in accordance with the Plan.

SECTION 10. That the Plan has been prepared in accordance with the Special Act and approves the Plan in accordance with the provisions of the Special Act.

SECTION 11. That this resolution shall take effect immediately upon action taken by the Board of County Commissioners of Broward County, Florida as contemplated by Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989.

ADOPTED this the 7th day of November, 1995.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCY MASLIAH

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, APPROVING THE COMMUNITY REDEVELOPMENT PLAN FOR THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA APPROVED BY THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR RATIFICATION OF ACTIONS OF CITY COMMISSION AND COMMUNITY DEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Broward County, Florida, (the "Board"), as the governing body of Broward County, a charter county, pursuant to Section 163.410, Florida Statutes adopted Resolution No. 89-1132 on April 11, 1989, delegating to the City Commission of the City of Fort Lauderdale (the "City"), the authority to exercise all powers conferred upon local governments by Part III, Chapter 163, Florida Statutes, as amended, (the "Redevelopment Act") subject to the Board's review and approval of the City's Community Redevelopment Plan; and

WHEREAS, on June 20, 1995, pursuant to Resolution 95-86, the City Commission found that the Northwest-Progresso-Flagler Heights area within the corporate limits of the City was a blighted area, such area being defined as the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the "NPF CRA") and declared itself to be the Community Redevelopment Agency for the NPF CRA; and

WHEREAS, pursuant to resolution duly adopted by the City Commission on November 7, 1995, the City Commission approved a Community Redevelopment Plan for the NPF CRA pursuant to the Redevelopment Act; and

WHEREAS, the Board having reviewed the Community Redevelopment Plan as approved by the City Commission on November 7, 1995, desires to approve said Community Redevelopment Plan, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

1. That the Board hereby approves the Community Redevelopment Plan for the NPF CRA as approved by the City Commission by

resolution adopted November 7, 1995, which shall be consistent with
the Broward County Land Use Plan.

2. That any and all actions heretofore taken by the City
Commission or the Community Redevelopment Agency pursuant to and in
accordance with the Redevelopment Act and in furtherance of the
adoption of the Community Redevelopment Plan for the NPP CRA are
hereby ratified and confirmed.

3. That any substantive amendments to the Community Redevelopment
Plan for the NPP CRA shall be reviewed and approved by the Board.

4. That this Resolution shall take effect immediately upon its
adoption.

ADOPTED this 28th day of November, 1995.

SAC/wp.
11/13/95
PROGRAMS.SAC:
895-008
895-011
895-117

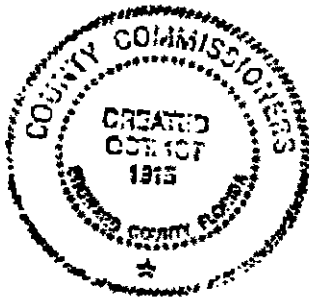
STATE OF FLORIDA)

SS

COUNTY OF BROWARD)

I, B. JACK OSTERHOLT, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution Number 95-1084 as the same appears of record in the minutes of meeting of said Board of County Commissioners held on the 28th day of November 1995.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 1st day of December 1995.



(S E A L)

B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

By Rebecca Young
Deputy Clerk

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA
LEGAL DESCRIPTION**

**LANDS LYING IN SECTIONS 2, 3, 4 AND 5, TOWNSHIP 50 SOUTH, RANGE
42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:**

**ALL OF SAID SECTION 5 LYING EASTERLY OF THE CORPORATE LIMITS OF
THE CITY OF FORT LAUDERDALE, AS DESCRIBED IN CHAPTER 65-1540,
FLORIDA STATUTES AND IN CITY OF FORT LAUDERDALE ORDINANCE
C-75-41; TOGETHER WITH ALL OF SAID SECTIONS 3 AND 4 LYING SOUTH
OF THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; TOGETHER
WITH ALL OF THAT PORTION OF SAID SECTION 2 LYING WEST OF THE
WESTERLY RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY AND SOUTH OF
THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD;**

LESS AND EXCEPT:

**THAT PORTION OF SAID SECTION 3, BEING BOUNDED ON THE WEST BY THE
EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, ON THE SOUTH BY
THE SOUTH LINE OF SAID SECTION 3, ON THE EAST BY THE EAST LINE OF
SAID SECTION 3 AND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF
NORTHEAST 4TH STREET.**

NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA

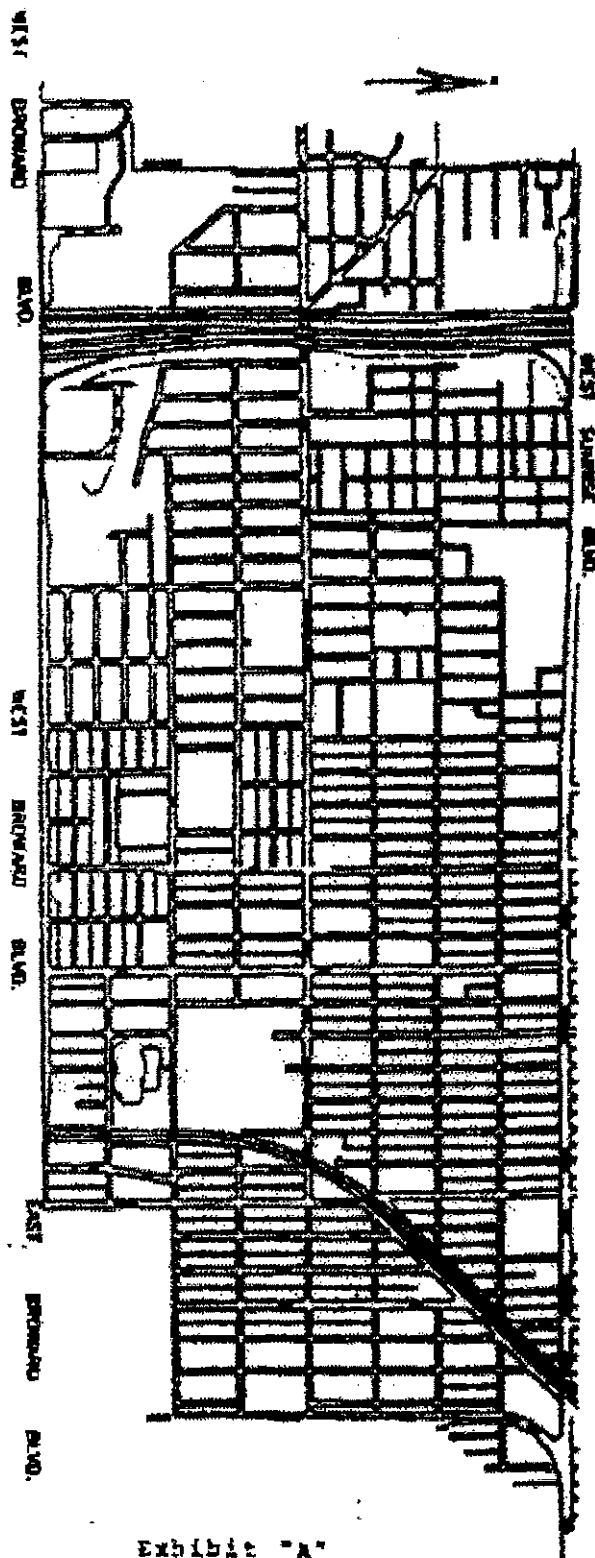


Exhibit "A"
Page 2 of 2

PROJECT # 0138 AREA MAP NORTHWEST-PROGRESSO- FLAGLER HEIGHTS	CITY OF PORT LAUDERDALE ENGINEERING DIVISION 100 LAUDERDALE BLVD.	DATE	10-18-88
		BY	W. J. HARRIS

ORDINANCE NO. C-95-67

AN ORDINANCE ESTABLISHING AND PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND PURSUANT TO SECTION 163.387, FLORIDA STATUTES, TO FINANCE OR REFINANCE COMMUNITY REDEVELOPMENT WITHIN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA LYING BETWEEN SUNRISE BOULEVARD ON THE NORTH, BROWARD BOULEVARD ON THE SOUTH, THE CITY CORPORATE LIMIT LINE ON THE WEST AND FEDERAL HIGHWAY ON THE EAST; EXCEPT FOR AND LESS THAT PORTION LYING SOUTH OF N.E. 4TH STREET AND EAST OF ANDREWS AVENUE BETWEEN BROWARD BOULEVARD AND FEDERAL HIGHWAY IN THE CITY OF FORT LAUDERDALE, FLORIDA; PROVIDING FOR ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND; DETERMINING THE TAX INCREMENT TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA FOR TAX INCREMENT PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATION OF THE TAX INCREMENT BY ALL TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEE OF THE REDEVELOPMENT TRUST FUND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended (the "Act"), the City of Fort Lauderdale may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the spread of slum and urban blight, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas in accordance with such provisions; and

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all powers conferred upon local governments by the Act subject to the review and approval of a Community Redevelopment Plan by the Board of County Commissioners of Broward County, Florida, within the municipal boundaries of the City of Fort Lauderdale; and

WHEREAS, pursuant to Resolution No. 95-86 adopted by the City Commission of the City of Fort Lauderdale at its meeting of June 20, 1995, the city declared an area existing within the City as blighted, which area is lying between Sunrise Boulevard on the north, Broward Boulevard on the south, the City corporate limit line on the

west, and Federal Highway on the east; except for and less that portion lying south of N.E. 4th Street and east of Andrews Avenue between Broward Boulevard and Federal Highway (hereinafter referred to as the "Northwest-Progresso-Flagler Heights Community Redevelopment Area" or "NPPCRA"); and

WHEREAS, pursuant to Resolution No. 95-86, the City Commission of the City of Fort Lauderdale, Florida as the Fort Lauderdale Community Redevelopment Agency declared itself to be the Community Redevelopment Agency ("Agency") for the NPPCRA; and

WHEREAS, pursuant to Resolution No. 95-170, adopted on November 7, 1995, the City Commission of the City of Fort Lauderdale approved a Community Redevelopment Plan ("Plan") for the NPPCRA; and

WHEREAS, in order to plan and implement community redevelopment within the NPPCRA it is necessary that a redevelopment trust fund ("Trust Fund") be established and created for said area as provided in the Act; and

WHEREAS, notice of the intended creation of a Trust Fund has been given to all taxing authorities in accordance with the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Ordinance by this reference.

SECTION 2. That there is hereby established and created in accordance with the provisions of the Act, a redevelopment trust fund for the NPPCRA, which trust fund shall be utilized and expended for the purposes of and in accordance with the Plan, including any amendments or modifications thereto approved by the City Commission including any community redevelopment under the Plan.

SECTION 3. That the monies to be allocated to and deposited into the Trust Fund shall be used to finance community redevelopment within the NPPCRA, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Trust Fund for community redevelopment purposes as provided in the Plan and as permitted by law. The Trust Fund shall exist for the duration of the community redevelopment undertaken by the Agency pursuant to the Plan to the extent permitted by the Act. Monies shall be held in the Trust Fund by the City for and on behalf of the Agency, and disbursed from the Trust Fund as provided by the Act, this Ordinance or by the Agency.

SECTION 4. That there shall be paid into the Fund each year by each taxing authority levying ad valorem taxes within the NPFCRA, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 6 of this Ordinance and the Act, based on the base tax year established in Section 5 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment").

SECTION 5. That the most recently approved tax roll prior to the effective date of this Ordinance used in connection with the taxation of real property in the NPFCRA as provided for in Section 163.387, Florida Statutes, shall be the interim ad valorem tax roll of Broward County, Florida, filed by the Property Appraiser of Broward County, Florida, with the State Department of Revenue on or before July 1, 1995, pursuant to Section 193.1142, Florida Statutes, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 1995 (the "base year value"), and all deposits into the Trust Fund shall be the amount of tax increment calculated as provided in Section 6 herein based upon increases in valuation of taxable real property from the base year value.

SECTION 6. That the tax increment shall be determined and appropriated annually by each taxing authority as provided in the Act, and shall be an amount equal to ninety-five percent (95%) of the difference between:

(a) The amount of ad valorem taxes levied each year by each taxing authority on taxable real property contained within the geographic boundaries of the NPFCRA; and

(b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority upon the total of the assessed value of the taxable real property in the NPFCRA as shown on the assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of this Ordinance.

SECTION 7. That pursuant to Section 163.387(2), Florida Statutes, each taxing authority shall annually appropriate and pay by January 1 of each year a sum which is no less than the tax increment as defined and determined as provided in the Act and Section 6 of this Ordinance. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Trust Fund shall commence on the effective date of this Ordinance and continue to an extent permitted by the Act until all loans, advances and

indebtedness, if any, and interest thereon, incurred by the Agency as a result of community redevelopment in the NPFCRA have been paid.

SECTION 8. That the Trust Fund shall be established and maintained as a separate trust fund by the Agency pursuant to the Act and this Ordinance, and other directives of the governing body of the Agency as the trustee of the Trust Fund as may be adopted from time to time, whereby the Trust Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan. The Agency may authorize and direct the City to establish and administer the Trust Fund on behalf of the Agency in accordance with this Ordinance and the Act.

SECTION 9. That the obligation of the City Commission of the City of Fort Lauderdale to fund the Trust Fund annually shall continue until all loans, advances, and indebtedness, if any and interest thereon, of the Agency incurred as a result of community redevelopment have been paid, but only to the extent that the tax increment described in Section 5 of this Ordinance accrues. The obligation of the City Commission to fund the Trust Fund shall not be construed to make the City a guarantor of the obligations of other taxing authorities under this Ordinance or the Act nor shall it be construed to require the exercise of the taxing power of the City or the payment to the Trust Fund from any other funds of the City except the incremental revenue provided for in Section 5.

SECTION 10. That it may, in its discretion, authorize the deposit of such other legally available funds into the Trust Fund as may be described by resolution adopted on or after the effective date of this Ordinance.

SECTION 11. That the governing body of the Agency shall be the trustee of the Trust Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and property application of all monies paid into the Fund.

SECTION 12. That the funds of the Trust Fund shall be utilized in accordance with the provisions of the Act, this Ordinance and the Community Redevelopment Plan for the NPFCRA as approved by the City Commission of the City of Fort Lauderdale as the same may be amended.


SECTION 13. That the terms contained in this Ordinance shall have the meanings as set forth in the Act.

SECTION 14. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 15. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 16. That this Ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this the 21st day of November, 1995.
PASSED SECOND READING this the 5th day of December, 1995.



Mayor
JIM NAUGLE

ATTEST:



City Clerk
LUCY MASLIAN

copy of the record of the City of Fort
Lauderdale, Florida.

WITNESSETH my hand and official seal of
the City of Fort Lauderdale, Florida, this
the 21st day of JUNE, 2001
Theresa Paul City Clerk

RESOLUTION NO. 01-86

A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF FORT LAUDERDALE, FLORIDA, RELATING TO
COMMUNITY REDEVELOPMENT; MAKING FINDINGS;
ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN
FOR THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AREA; AUTHORIZING
IMPLEMENTATION OF THE PLAN; PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 95-86 on
June 2, 1995, finding the existence of blight conditions in that area
of the City of Fort Lauderdale, known as the Northwest-Progresso-
Flagler Heights Community Redevelopment Area, as more particularly
described in that resolution, (such area being referred to herein as
the "Community Redevelopment Area") and declared the City Commission
to be the Community Redevelopment Agency ("CRA") for that area; and

WHEREAS, by adoption of Resolution 95-170, the Northwest
Progresso Flagler Heights Redevelopment Area Plan was approved by the
City Commission on November 7, 1995 (the "1995 Plan"); and

WHEREAS, by adoption of Resolution 95-1084 on November 26,
1995, the Broward County Board of County Commissioners approved the
1995 Plan; and

WHEREAS, an updated and amended version of the 1995 Plan
(the "Plan Update") as contemplated by Part III, Chapter 163, Florida
Statutes (1999), has been prepared which updates the 1995 Plan and
addresses the redevelopment needs in the Community Redevelopment Area;
and

WHEREAS, on April 18, 2001, the City's Planning & Zoning
Board, as the City's Local Planning Agency for purposes of the Local
Government Comprehensive Planning and Land Development Regulation Act,
determined the Plan Update is in conformity with the City's
comprehensive plan for the City as a whole, and recommended the
Community Redevelopment Agency and the City Commission approve the Plan
Update; and

WHEREAS, the Community Redevelopment Agency on February 13,
2001, approved the Plan Update and recommended it to the City
Commission; and

WHEREAS, a copy of the Plan Update was submitted by the Community Redevelopment Agency to the City Commission, as the governing body of City of Fort Lauderdale, Florida, and to Broward County, as taxing authorities which levy ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

WHEREAS, the notices required by Section 163.346, Florida Statutes (2000), have been published and mailed as required therein, and a public hearing regarding the Plan was held by the City Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Incorporating Recitals. The City Commission finds, declares and determines that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as a part of this resolution.

SECTION 2. Finding of Conformance with Comprehensive Plan. The City Commission hereby finds, determines and declares that the Plan Update for the Community Redevelopment Area marked Exhibit "A" and on file with the City Clerk conforms to the general comprehensive plan of City of Fort Lauderdale as a whole.

SECTION 3. Finding of Adequacy of Recreational Facilities. The City Commission hereby finds, determines and declares that the Plan Update gives due consideration to the provision of adequate park and recreational areas and facilities that are desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Community Redevelopment Area.

SECTION 4. Finding of Relocation. The City Commission finds that to the extent any relocation of families may be necessary a feasible method for the relocation of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families is provided in the Plan Update.

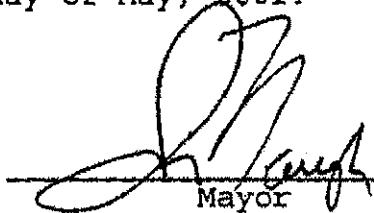
SECTION 5. Finding of Maximum Opportunity. The City Commission hereby finds that although the Plan Update contemplates that most improvements will be undertaken by the City or the CRA, the Plan Update will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise to the extent contemplated by the Plan Update.

SECTION 6. Adoption of Community Redevelopment Plan. The City Commission does hereby adopt the Plan Update as the amended and updated community redevelopment plan for the Community Redevelopment Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Plan Update.

SECTION 7. Technical Corrections. The City Commission does hereby authorize appropriate City and CRA officials to make such technical, conforming, and correcting changes to the Plan Update from time to time as may be identified that do not affect the substance of the plan's goals, objectives, and actions.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon approval by the City Commission.

ADOPTED this the 15th day of May, 2001.


Mayor

JIM NAUGLE

ATTEST


City Clerk
LUCY MASLIAH

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RESOLUTION NO. 02-183

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; MAKING FINDINGS; ADOPTING AN AMENDMENT TO THE NORTHWEST PROGRESSO-FLAGLER HEIGHTS ("NPF") COMMUNITY REDEVELOPMENT PLAN TO INCLUDE THE EXPANDED AREA IN THE NPF COMMUNITY REDEVELOPMENT AREA DESCRIBED IN RESOLUTION 01-87; AUTHORIZING IMPLEMENTATION OF THE PLAN AS AMENDED AND AUTHORIZING TRANSMITTAL TO BROWARD COUNTY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution 95-86 on June 2, 1995, finding the existence of blight conditions in that area of the City of Fort Lauderdale, known as the Northwest-Progresso-Flagler Heights Community Redevelopment Area, as more particularly described in that resolution, (such area being referred to herein as the "Community Redevelopment Area") and declared the City Commission of the City of Fort Lauderdale (the "City Commission") to be the Community Redevelopment Agency ("CRA") for that area; and

WHEREAS, by adoption of Resolution 95-170, the Northwest Progresso Flagler Heights Redevelopment Area Plan was approved by the City Commission on November 7, 1995 (the "1995 Plan"); and

WHEREAS, by adoption of Resolution 95-1084 on November 26, 1995, the Broward County Board of County Commissioners ("County Commission") approved the 1995 Plan; and

WHEREAS, by adoption of Resolution No. 01-86 on May 15, 2001, an amendment to the Northwest Progresso Flagler Heights Redevelopment Area Plan was approved by the City Commission; and

WHEREAS, by adoption of Resolution No. 01-87 adopted by the City Commission of the City of Fort Lauderdale at its meeting of May 15, 2001, the City Commission found the existence of one or more blighted areas within an area of the City and determined it to be a community redevelopment area; such area being referred to as the "Expanded Area") and added it to the Community Redevelopment Area; and

WHEREAS, an amended version of the 1995 Plan (the "Amended Plan") has been prepared which addresses the redevelopment needs in the Expanded Area; and

WHEREAS, on October 16, 2002, the Planning & Zoning Board of the City of Fort Lauderdale, as the City's local planning agency for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act (codified as Part II, Chapter 163, Florida Statutes (2002), determined the Amended Plan is in conformity with the City's comprehensive plan for the City as a whole, and recommended the CRA and the City Commission approve the Amended Plan; and

WHEREAS, the CRA on November 5, 2002, approved the Amended Plan and recommended its adoption to the City Commission; and

WHEREAS, a copy of the Amended Plan was submitted by the CRA to the City Commission, to Broward County, and the North Broward Hospital District and such other taxing authorities which levy ad valorem taxes on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

WHEREAS, the notices required by Section 163.346, Florida Statutes (2000), have been published and mailed as required therein, and a public hearing regarding the Amended Plan was held by the City Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. Incorporating Recitals. The City Commission finds, declares and determines that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as a part of this Resolution.

SECTION 2. Finding of Conformance with Comprehensive Plan. The City Commission hereby finds, determines and declares that the Amended Plan for the Expanded Area marked Exhibit "A" and on file with the City Clerk conforms to the general comprehensive plan of City of Fort Lauderdale as a whole.

SECTION 3. Finding of Adequacy of Recreational Facilities. The City Commission hereby finds, determines and declares that the Amended Plan gives due consideration to the provision of adequate park and recreational areas and facilities that are desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Community Redevelopment Area.

SECTION 4. Finding of Relocation. The City Commission finds that to the extent any relocation of families may be necessary a feasible method for the relocation of families who will be displaced from the Community Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families is provided in the Amended Plan.

SECTION 5. Finding of Maximum Opportunity. The City Commission hereby finds that although the Amended Plan contemplates that most improvements will be undertaken by the City or the CRA, the Amended Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded Area by private enterprise to the extent contemplated by the Amended Plan.

SECTION 6. Adoption of Amended Plan. The City Commission does hereby adopt the Amended Plan as the amended and updated community redevelopment plan for the Community Redevelopment Area including the Expanded Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Amended Plan.

SECTION 7. Technical Corrections. The City Commission does hereby authorize appropriate City and CRA officials to make such technical, conforming, and correcting changes to the Amended Plan from time to time as may be identified that do not affect the substance of the plan's goals, objectives, and actions.

SECTION 8. Effective Date. That the Amended Plan shall be effective on the date that the Board of County Commissioners of Broward County approves the Amended Plan.

ADOPTED this the 5th day of November, 2002.



Mayor
JIM NAUGLE

ATTEST:


City Clerk
LUCY KISELA

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1 RESOLUTION NO. 2002-139

2 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
3 BROWARD COUNTY, FLORIDA, APPROVING THE FINDING OF
4 NECESSITY REPORT ADOPTED BY THE CITY OF FORT LAUDERDALE
5 ON JULY 10, 2001, WITH RESPECT TO THE EXPANSION OF THE
6 WESTERN BOUNDARY KNOWN AS THE "KONOVER" PARCEL, OF THE
7 FORT LAUDERDALE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
8 REDEVELOPMENT AREA (THE "CRA"), SUBJECT TO THE CITY
9 DOCUMENTING THE CONDITIONS OF THE EXPANDED AREA TO MEET
10 THE STATUTORY DEFINITIONS OF EITHER "SLUM" OR "BLIGHT," AN
11 AMENDED DELEGATION FROM BROWARD COUNTY TO INCLUDE THE
12 EXPANDED AREA, APPROVAL BY BROWARD COUNTY OF AN
13 AMENDMENT OF THE CITY'S COMMUNITY REDEVELOPMENT PLAN
14 PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, THE
15 COMMUNITY REDEVELOPMENT ACT OF 1969, AS AMENDED, BROWARD
16 COUNTY RETAINING THE POWER TO AUTHORIZE THE COLLECTION OF
17 ADDITIONAL TAX INCREMENT FROM THE EXPANDED AREA UNTIL
18 SUCH TIME AS BROWARD COUNTY APPROVES THE AMENDED PLAN,
19 THE ENTERING INTO OF AN INTERLOCAL COOPERATION AGREEMENT
20 BY AND BETWEEN BROWARD COUNTY, THE CITY OF FORT
21 LAUDERDALE AND THE CRA, TO ENSURE PARTNERSHIP IN THE
22 PROPOSED REDEVELOPMENT AREA, AND SUBJECT TO ALL
23 NECESSARY POLICIES AND CRITERIA ADOPTED BY BROWARD
24 COUNTY TO BE FOLLOWED IN CONSIDERING CHANGES TO
REDEVELOPMENT AREA BOUNDARIES OF THE CRA; IN FURTHERANCE
OF THE APPROVAL OF THE FINDING OF NECESSITY REPORT,
DELEGATING AND CONFERRING UPON THE CITY OF FORT
LAUDERDALE, FLORIDA, THE POWERS TO EXPAND THE WESTERN
BOUNDARY OF ITS CRA AND TO AMEND ITS PLAN; AND PROVIDING
FOR AN EFFECTIVE DATE.

18 WHEREAS, on June 20, 1995, the City of Fort Lauderdale, Florida (the "City"), duly
19 adopted Resolution No. 95-86, which found that the Fort Lauderdale Northwest-Progresso-
20 Flagler Heights area within the City was a slum and blighted area, such area being defined
21 as the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the
22 "Redevelopment Area"), and more fully described in the maps in the findings of necessity
23 annexed hereto and made a part hereof as Exhibit "C," and further, which Resolution
24 declared the City Commission to be the CRA itself; and

1 WHEREAS, on November 28, 1995, the Board of County Commissioners of Broward
2 County, Florida (the "County") duly approved the community redevelopment plan (the "Plan")
3 for the Redevelopment Area; and

4 WHEREAS, the Redevelopment Area included property previously owned by
5 Konover, located at 2201-2253 West Broward Boulevard, which property, on February 2,
6 1999, including a parcel located outside of the City limits and outside of the Redevelopment
7 Area, was acquired by the City of Fort Lauderdale for the purpose of assembling property
8 that could be made available to private persons for redevelopment; and

9 WHEREAS, by ordinance of the City, on December 12, 2000, the parcel constituting
10 the part of the Konover property not previously in the corporate limits of the City, was
11 annexed into the City, the legal description of which parcel is attached hereto and made a
12 part hereof as Exhibit "C"; and

13 WHEREAS, on July 10, 2001, the City adopted Resolution No. 01-121, which
14 approved its CRA's Slum and Blight study and the geographic redevelopment boundaries
15 of the Redevelopment Area for the western boundary ("Konover" parcel) expansion area;
16 and

17 WHEREAS, the City has submitted its Finding of Necessity Report, adopted by the
18 City on July 10, 2001, which Report seeks to allow the City to expand the western boundary
19 ("Konover" Parcel) of the CRA; and

20 WHEREAS, the expansion of the western boundary of the CRA is subject to County
21 approval; the City documenting the conditions of the expanded area to meet the statutory
22 definitions of either "slum area" or "blighted area"; an amended delegation from the County
23 to include the expanded area; the approval by the County of an amendment to the Plan,
24

1 pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of
2 1969, as amended; and further, the County retaining the power to authorize the collection
3 of additional tax increment from the expanded area until such time as the County approves
4 the City's amended Plan; and

5 WHEREAS, the expansion of the western boundary of the CRA is further subject to
6 the entering into of an interlocal cooperation agreement by and between the County, the
7 City, and the CRA, to ensure County-City and CRA partnership in the redevelopment of the
8 Redevelopment Area, including the expansion and in furtherance of the Plan, as amended
9 and further, subject to all necessary policies and criteria adopted by the County to be
10 followed in considering changes to redevelopment area boundaries of CRAs.

11 NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
12 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

13 Section 1. The Board of County Commissioners of Broward County has reviewed
14 the Finding of Necessity Report by the City of Fort Lauderdale, adopted by the City on
15 July 10, 2001, which seeks to expand the western boundary ("Konover" parcel) of the area
16 known as the Fort Lauderdale Northwest-Progresso-Flagler Heights Community
17 Redevelopment Area, and hereby approves the Finding of Necessity, subject to the City
18 documenting the conditions of the expanded area to meet the statutory definitions of either
19 "slum area" or "blighted area"; an amended delegation from the County to include the
20 expanded area and the approval and review by the County of the amendment to the Plan
21 to reflect the change in boundaries, pursuant to Part III, Chapter 163, Florida Statutes, the
22 Community Redevelopment Act of 1969, as amended.

1 Section 2. The Board of County Commissioners of Broward County hereby further
2 approves the Finding of Necessity Report by the City of Fort Lauderdale which seeks to
3 expand the western boundary ("Konover" parcel) of the area known as the Fort Lauderdale
4 Northwest-Progresso-Flagler Heights Community Redevelopment Area, subject to the
5 County retaining the powers to authorize collection of additional tax increment from the
6 expanded area until the approval by Broward County of the amended Plan.

7 Section 3. That in furtherance of the approval of the Finding of Necessity Report
8 by the City of Fort Lauderdale which seeks to expand the western boundary ("Konover"
9 parcel) of the area known as the Fort Lauderdale Northwest-Progresso-Flagler Heights
10 Community Redevelopment Area and subject to the necessary policies and criteria adopted
11 by the County and the pursuant to Part III, Chapter 163, Florida Statutes, the Community
12 Redevelopment Act of 1969, as amended, the Board of County Commissioners of Broward
13 County, Florida, hereby delegates and confers upon the City of Fort Lauderdale, Florida, the
14 authority to expand the western boundary and to amend its Plan to include the expansion.

15 Section 4. That in furtherance of the policy established by the County in Resolution
16 No. 2001-754, the City and County will enter into an interlocal cooperation agreement
17 outlining issues in connection with the proposed CRA's obligations and responsibilities to
18 each taxing authority.

19 Section 5. That in furtherance of the approval by the Board of County
20 Commissioners of the Finding of Necessity Report by the City of Fort Lauderdale which
21 seeks to expand the western boundary ("Konover" parcel) of the area known as the Fort
22 Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment Plan, and in
23 furtherance of the interlocal cooperation agreement that the City and County have agreed
24

1 to enter into, if at the end of five (5) years from the effective date of the interlocal
2 cooperation agreement, the City has not pulled a building permit for the redevelopment of
3 the Konover parcel, the County's approvals herein with respect to the Konover parcel would
4 be rescinded, and the Konover parcel will revert back to the current boundaries of the
5 existing Broward County CRA.

6 Section 6. That this Resolution shall take effect immediately upon its adoption.

7 Section 7. EFFECTIVE DATE.

8 This Resolution shall become effective upon its adoption.

9 ADOPTED this 5th of March, 2002.

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22 #02-112
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23 3/25/02
24



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#13-1009

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: August 20, 2013

TITLE: Public Hearing to Consider the Adoption of a Resolution Approving an
Amendment to the Northwest-Progresso-Flagler Heights Community
Redevelopment Plan

Recommendation

It is recommended that the City Commission hold a Public Hearing to amend the Northwest-Progresso-Flagler Heights Community Redevelopment Plan to include three new improvement projects and activities consisting of a Community Policing Innovation Program, a Wireless Security Camera System, and a Public Wi-Fi System. Following the Public Hearing it is recommended that the City Commission adopt a Resolution approving the Plan amendment and authorize that the amendment is sent to the Broward County Commission for consideration.

The Public Hearing was originally advertised for July 2, 2013 but was rescheduled to August 20, 2013 to meet all notice requirements under Section 163.361.

Background

The redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was created in 1995 and amended in 2001. The original plan and the subsequent amendment created a workable development program that identified certain projects and initiatives that could be implemented within a 30-year span. This workable program identified various community redevelopment programs and strategies forming the essential physical improvement and project plans for the NPF CRA. This includes Neighborhood Housing Improvement Programs, Neighborhood Infrastructure Improvement Programs, Sistrunk Corridor Improvement Programs, Northwest Commercial Revitalization Improvement Programs, Flagler Village RAC Area improvement Programs and Targeted Project Areas.

These programs and projects provide upgrades to infrastructure to improve the quality of life in the neighborhood area of the NPF CRA and provide improvements to the business

visitors on a platform like Channel 78. A public Wi-Fi system may also be used as a business recruitment and job creation tool for companies looking to expand and relocate to the NPF CRA district.

Resource Impact:

The estimated one time cost of incorporating these new projects and activities into the redevelopment plan is approximately \$378,000 which would be funded through the NPF CRA Redevelopment Trust Fund. The annual expense for Community Policing Innovation strategies are estimated at \$20,000, at this time. The annual expense for surveillance cameras and Wi-Fi are yet to be determined. As of June 30, 2013, the NPF CRA has an uncommitted project balance of \$2,022,745. Additionally, as of June 30, 2013 the following balances are available in the 2004 NPF CRA Bonds:

- Fund 320 (2004A Tax Increment Revenue Non-Alternative Minimum Tax) - \$731,896.33
- Fund 322 (2004B Tax Increment Revenue Alternative Minimum Tax) - \$1,129,646.13

The 2004A bond proceeds may be utilized for the surveillance camera and public Wi-Fi if spent prior to September 30, 2013.

Related CAM: 13-0740

Attachments:

- Exhibit 1 - Florida Statutes Chapter 163.361
- Exhibit 2 - Financial Projection for NPF CRA FY 2014-2025
- Exhibit 3 - Original Notice of Public Hearing – July 2, 2013
- Exhibit 4 - Amendment to NWP FH Redevelopment Plan
- Exhibit 5 - Resolution

Prepared by: Alfred G. Battle, Jr., Economic & Community Reinvestment Manager

Department Director: Greg Brewton, Sustainable Development

ITEM VII

MARKETING &

BRANDING UPDATES

UPDATES WILL BE PROVIDED AT MEETING